



WALNUT FARM

EAST NORTON, LEICESTERSHIRE



KING WEST



KING WEST

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These particulars are intended as a guide and must not be relied upon as statements of facts

Set in grounds approaching 1.9 acres, a Grade II listed country house, immaculately presented, with separate coach house and leisure suite.

Walnut Farm

Church Lane, East Norton, Leicestershire, LE7 9XA

Market Harborough 15 miles (HST to London St Pancras International)

Leicester 14 miles

Uppingham 5 miles

(All distances approximate)

- Two Reception Halls
- Kitchen Dining Room
- Principal Bedroom with En-suite
- Second Floor Sitting Room/Office
- Leisure Suite with Swimming Pool
- Drawing Room, Sitting Room, Family Room
- Utility, Cloakroom
- Four Further Bedrooms, Two Bathrooms
- Separate 2-bedroom Coach House, Outbuildings, Garaging
- Tennis Court

Formal gardens in all approaching 1.9 acres

Situation

Walnut Farm is situated in the sought after and historically significant village of East Norton which lies just off the A47 on the border with Rutland, between Uppingham and Leicester. The nearby market towns of Market Harborough, Uppingham, Oakham and Melton Mowbray offer between them a comprehensive array of retail shops and services, together with sports clubs, theatres and schools.

Communications in the area are good with trains from Leicester, Market Harborough or Kettering, reaching London St Pancras in about one hour. The A47 is close at hand providing links to the M1 to the west and the A1 to the east.

Schools in the vicinity are excellent with preparatory and primary education at Tugby, Hallaton, Uppingham, Oakham, Stamford and Great Glen. Secondary education is available at Market Harborough, Uppingham, Oakham, Stamford, Oundle and Leicester.

Recreational facilities in the area include golf at Luffenham Heath and Stapleford Park which also has a spa. Horse racing is located at Leicester and Huntingdon. Recreational facilities in the area are renowned with Rutland Water set to the east, between Uppingham and Oakham. This provides sailing, water sport activities, fishing, scenic walks and the Rutland Water Cycle Route.



The Property

Walnut Farm, a period Grade II listed country property, sitting in grounds of approximately 1.9 acres, immaculately presented offering an attractive finish with a modern country feel. Plantation shutters have been added to all but one of the principal rooms, and reclaimed timber floors throughout much of the ground floor, brickwork has been exposed, as have original timbers and character features.

A central reception hall gives access to the principal rooms to left and right, with flexible accommodation currently laid out to provide a comfortable snug or family room with a decorative wood burner creating an attractive focal point, a large drawing room with beautiful original timberwork and large open fireplace with bressummer beam over, and a sitting room, which is set over two levels and could easily divide to create an additional work from home space. Open to the sitting room, a substantial kitchen / dining room with space to comfortably seat twelve, blends traditional hand-built units with polished concrete worksurfaces, upstands and splashback. The kitchen is well-equipped, with two sinks, one of which is a double butler style, Induction hob Rangemaster, large open fireplace with log burner inset, and space for a separate comfortable seating area adjacent to the French doors which lead onto a sheltered terrace.

To the first floor, a wide, double height landing, with Juliet balcony over, spans the width of the house, giving access to the principal bedroom, which is en-suite, three further double bedrooms, and two well-fitted bathrooms.

To the second floor, there is a fifth bedroom, and sitting room, currently used as bedroom six, which could also make an excellent retreat as a work from home office or additional snug.

The Coach House

With the ability to be entirely independent from Walnut Farm, the Coach House offers charming accommodation, with a first floor sitting room which enjoys views to the gardens, and a well-equipped kitchen / breakfast room. To the ground floor, two well sized bedrooms and a modern shower room.

Adjacent to the coach house is a garage, and the swimming pool complex, which is of a good size, with a pool, changing area, newly fiited shower room, pump room and stairs up to a mezzanine above currently used as a games room

There is a further garage / outbuilding to the far end, which is a very large, having previously been used to store a helicopter.

Outside

Approached via timber double gates over a gravelled driveway to a substantial parking area to the front and side of the property. A separate second driveway to the rear gives independent access to the coach house if required, and to the garage/workshop and other outbuildings. In addition, there is a third access point via the Hallaton Road.

The gardens are very pleasant, mostly laid to lawn with several terraced seating areas, and attractive flowering borders. The principal lawns are to the east of the property, and include a recently refurbished multi surface En Tour Cas tennis court, and a range of mature specimen trees.





General Remarks

Viewing

The property may only be inspected by prior arrangement through King West. 01858 435970.

Services

None of the services have been tested by the agents.

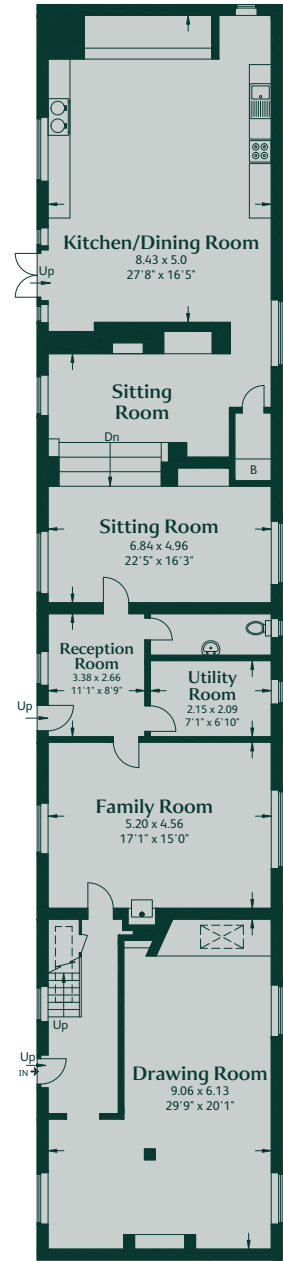
Local Authority

Harborough District Council

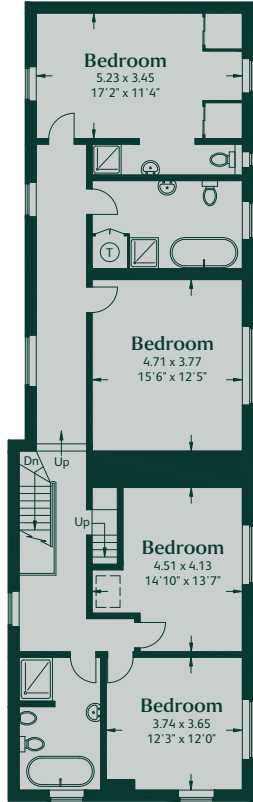
Council Tax Band

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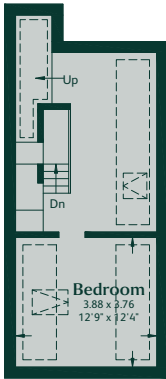




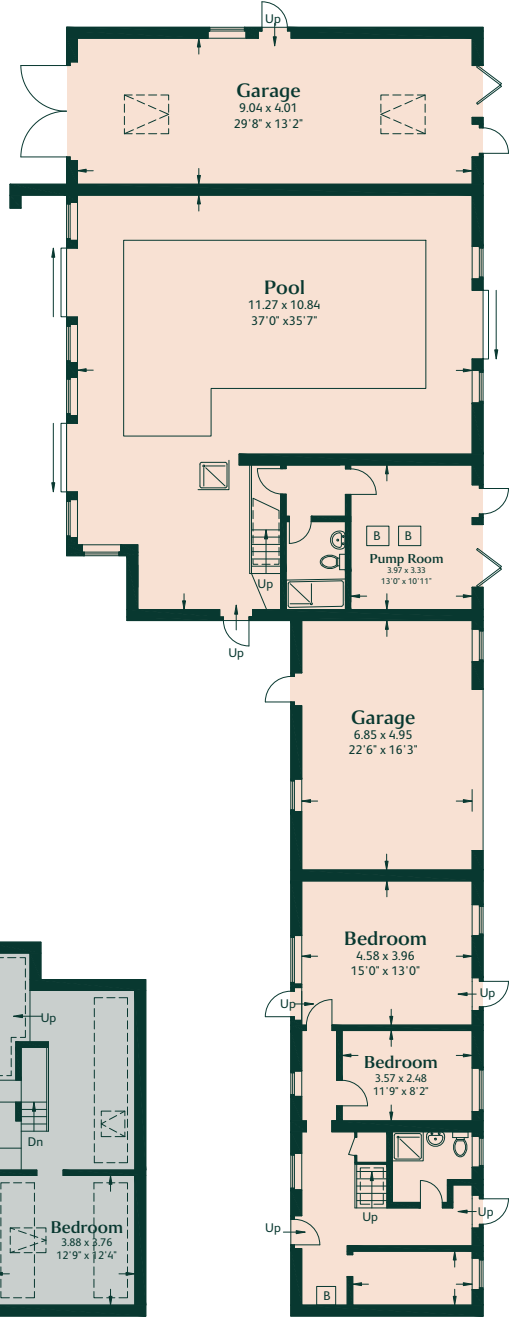
Ground Floor



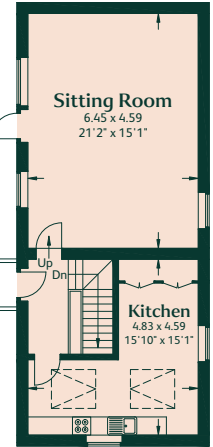
First Floor



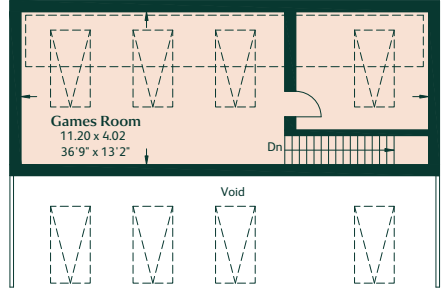
Second Floor



Ground Floor



First Floor



(Above Pool)

Approximate Gross Internal Area
Main House = 367.39 sq m / 3954.55 sq ft
The Coach House = 357.74 sq m / 3850.68 sq ft
Total Area = 725.13 sq m / 7805.23 sq ft

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