



STONE LODGE HOUSE

TILTON ON THE HILL, LEICESTERSHIRE



KING WEST



KING WEST

A superbly appointed country home with separate lodge, swimming pool, and outstanding entertaining space, set within 6.84 acres of private grounds.

Stone Lodge House

Launde Road, Tilton On The Hill, Leicestershire, LE7 9DF

- Approx. 6.84 acre private country estate
- Beautifully refurbished four-bedroom detached home
- Stunning open-plan kitchen, dining & vaulted living space
- Principal suite with dressing room & luxury en-suite
- Flexible mezzanine level / potential fifth bedroom
- Separate newly built two-bedroom lodge accommodation
- Heated outdoor swimming pool with sauna & shower facilities
- Oak-framed outdoor entertaining area with bar & BBQ

- Substantial heated garage block for up to eight vehicles
- Additional accommodation above garaging with south-facing deck
- Landscaped gardens, orchard, pond & summerhouse
- Planning permission granted for stable block
- Gated entrance with extensive gravel driveway
- Recently installed solar energy system
- Peaceful rural setting with excellent transport links

10 Church Square, Market Harborough, Leicestershire, LE16 7NB

Tel: 01858 435970

Email: enquiries@kingwest.co.uk

Land & Estate Agents • Commercial • Town Planning & Development Consultants

Offices: Market Harborough • Stamford



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

Stone Lodge House is situated in some of Leicestershire’s finest undulating countryside on the outskirts of the picturesque village of Tilton on the Hill.

The Situation

Stone Lodge House is situated in some of Leicestershire’s finest undulating countryside on the outskirts of the picturesque village of Tilton on the Hill. The village benefits from local amenities including a popular public house, village shop, village hall and petrol station. A more comprehensive range of amenities can be found in the nearby City of Leicester (13 miles) and market towns of Oakham (7 miles), Market Harborough (12 miles) and Uppingham (5 miles). These all benefit from a more extensive range of mainstream stores and supermarkets, recreational and leisure facilities.

There are primary schools located in the nearby villages of Billesdon and Tugby. There are also well-known public schools at Oakham, Uppingham, Oundle, Stamford and Leicester. Preparatory schools within commutable distance include Stoneygate at Great Glen and Spratton Hall. There are golf courses at Kibworth Beauchamp, Leicester, Market Harborough, Luffenham and Kilworth Springs. Water sports and fishing can be found at Rutland Water, Saddington Reservoir and Eyebrook Reservoir near Uppingham.

For the commuter, the property is located a little over 2 miles away from the A47. There is also a direct rail service to London St Pancras International from Market Harborough which takes approximately one hour in duration.

The Property

A superbly appointed country home with separate lodge, swimming pool, and outstanding entertaining space, set within approximately 6.84 acres of private grounds.

Stone Lodge House is a substantial detached residence occupying an enviable rural position, having been comprehensively refurbished and extended to create a home of exceptional quality and versatility. The property combines period character with high-specification contemporary finishes, resulting in a well-balanced and highly adaptable country home.

In addition to the principal residence, the estate includes a newly constructed two-bedroom lodge, extensive garaging, and a range of leisure and entertaining facilities.

The accommodation is arranged over two floors with additional mezzanine space, offering a considered balance of formal and informal living.

A welcoming reception hall provides access to the principal rooms. At the heart of the home is an impressive open-plan kitchen, dining and living space, fitted with bespoke cabinetry, premium appliances and a substantial central island. This area flows into a striking double-height sitting room, enhanced by vaulted ceilings and extensive glazing, creating a strong connection to the surrounding gardens.

Further reception space includes a formal dining area and a characterful snug with exposed beams and feature fireplace, providing more intimate living space. A utility room and cloakroom complete the ground floor accommodation.

The first floor provides four well-proportioned bedrooms.

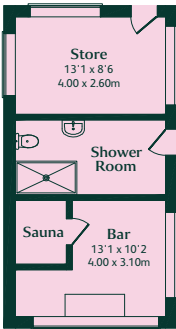
The principal suite is particularly noteworthy, featuring a dedicated dressing room and a luxurious en-suite bathroom finished to a high specification. Three additional bedrooms are served by further bath and shower rooms, all presented in keeping with the quality of the house.

A mezzanine level provides a flexible space, suitable as a fifth bedroom, home office or studio, with access to a balcony enjoying open countryside views.









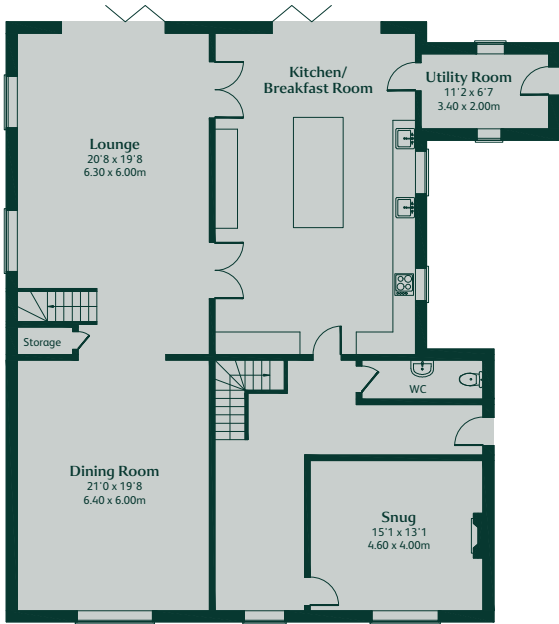
Outbuilding



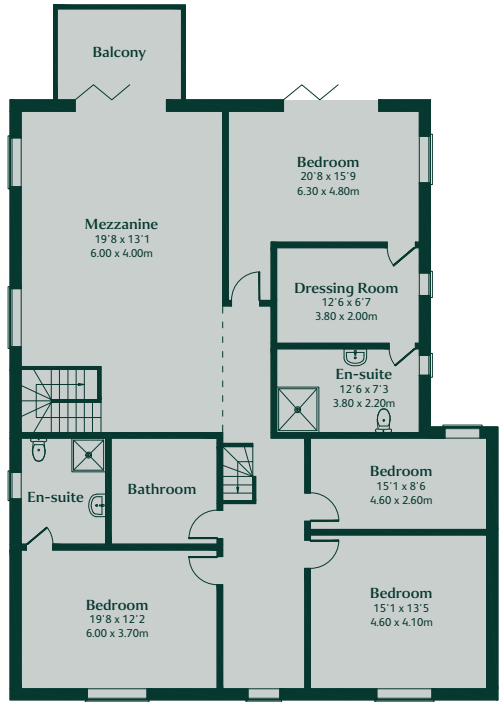
Pool

Floorplans

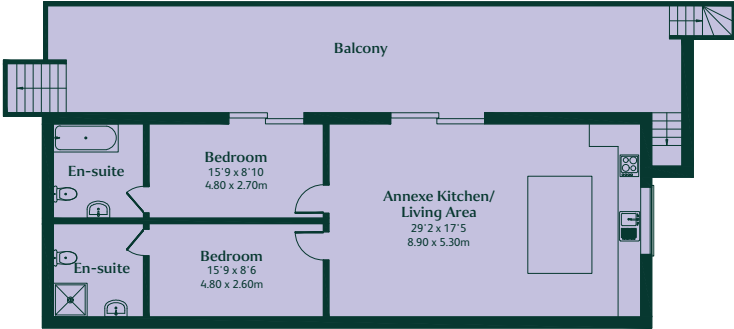
Approximate Gross Internal Area
6566 sq ft - 610 sq m
(Excluding Pool)



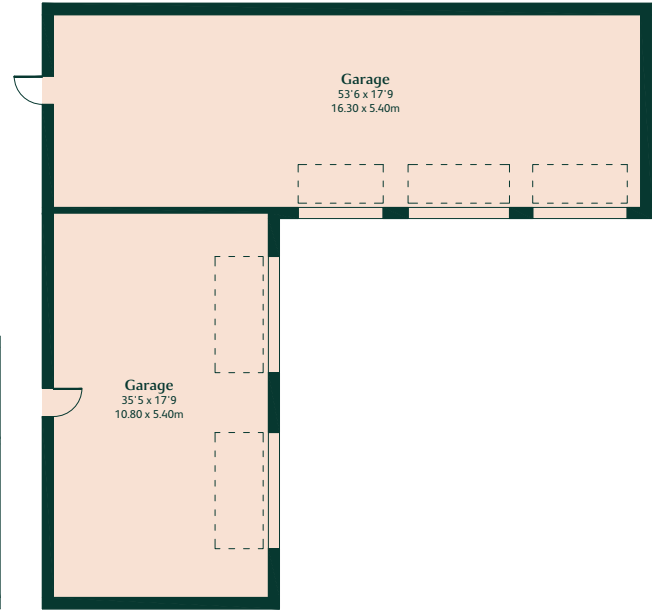
Stone Lodge Ground Floor



Stone Lodge First Floor



The Lodge



Garage

Important Notice

King West, their joint Agents (if any) and clients give notice that:

1. These property particulars should not be regarded as an offer, or contract or part of one. You should not rely on any statements by King West in the particulars, or by word of mouth or in writing as being factually accurate about the property, nor its condition or its value. We have no authority to make any representations or warranties in relation to the property either here or elsewhere and accordingly any information given is entirely without responsibility.
2. The photographs, videos and/or virtual tours illustrate parts of the property as were apparent at the time they were taken. Any areas, measurements or distances are approximate only.
3. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.
4. All dimensions, descriptions, areas, reference to condition and permission for use and occupation and their details are given in good faith and are believed to be correct, but intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each item.
5. King West have not tested any services, equipment or facilities, the buyer or lessee must satisfy themselves by inspection or otherwise.
6. **MONEY LAUNDERING REGULATIONS:** The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017: Intending purchasers will be asked to produce satisfactory proof of their identification, address and source of funds at the point any sale is agreed. KingWest uses "Coadjute / coadjute.com" as our regulatory consultants and prospective Buyers will be required to provide requisite information to them via secure link in order to complete the biometric checks electronically at a cost of £45 + VAT per person, non-refundable. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.
7. These particulars should not be reproduced without prior consent of King West. April 2026.



The Lodge

The newly constructed detached lodge provides excellent ancillary accommodation. Arranged over a single level, it comprises an open-plan kitchen and living area with vaulted ceiling and direct access onto a south-facing deck. There are two bedrooms, both with en-suite facilities, offering ideal accommodation for guests, extended family, or independent living.

Outside

Stone Lodge House is particularly well configured for entertaining and leisure. The property benefits from a heated outdoor swimming pool, sauna, and shower facilities, complemented by a dedicated outdoor entertaining area. An oak-framed structure provides a covered bar and barbecue space, creating an exceptional setting for social gatherings. A substantial detached garage block provides parking for up to eight vehicles. The building is fully

heated and includes additional accommodation above, together with a south-facing deck enjoying open views. The property is approached via electrically operated gates leading to a sweeping gravel driveway. The grounds extend to approximately 6.84 acres and are predominantly laid to lawn, interspersed with a variety of mature and newly planted trees, including a productive orchard. Additional features include a pond, summerhouse, and areas designed for recreation and outdoor living. The setting offers a high degree of privacy and enjoys attractive views over the surrounding countryside. Planning permission is in place for the erection of a stable block. The property also benefits from newly installed solar energy, contributing to improved efficiency.





General Remarks

Viewing

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

Council Tax Band

Council Tax Band - G

Services

Mains connected water, electricity and drainage. Oil fired central heating. None of the services have been tested by the agents.

Local Authority

Harborough District Council

EPC Rating

Stone Lodge House – D
The Lodge - C







01858 435970
www.kingwest.co.uk

