



THE HERMITAGE

BRAMPTON ASH, MARKET HARBOROUGH



KING WEST



KING WEST

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

Timeless country elegance with exceptional family accommodation and glorious landscaped gardens.

The Hermitage

Desborough Road, Brampton Ash, Market, Harborough, LE16 8GP

- Exceptional detached country residence in an idyllic rural setting
- Sought-after position on the edge of a well-regarded village
- Magnificent open-plan kitchen and dining room centred around an Aga
- Walk-in larder and superb spaces for entertaining and family life
- Two elegant and beautifully proportioned reception rooms
- Practical boot room and well-appointed guest cloakroom
- Four generous double bedrooms with luxurious accommodation throughout
- Each bedroom complemented by its own ensuite bathroom
- Beautifully landscaped gardens and mature grounds
- Sweeping private driveway providing ample parking and approach
- Picturesque pond framed by mature trees and established planting
- Far-reaching views across open countryside and surrounding fields
- Peaceful and highly private setting with a wonderful sense of seclusion
- Character and charm thoughtfully balanced with elegant contemporary living
- Additional refurbished 3 bedroom bungalow available by Separate Negotiation, ideal for multigenerational living

Set within beautifully landscaped grounds and enjoying far-reaching views across open countryside, The Hermitage is an exceptional country residence of considerable charm and distinction.

Situation

The charming village of Brampton Ash is surrounded by some of north Northamptonshire’s most attractive open countryside, with the church of St Mary the Virgin located on the edge of the village which is lit at night and can be seen for miles around the Welland Valley. The village of Great Bowden just under four miles distant contains a number of local facilities and amenities including two shops, one public house, post office, school and church. There is also a wide range of active village societies and activities. Also within five miles lies the historic town of Market Harborough with a greater range of everyday facilities including banks, supermarkets, a commercial centre and theatre together with leisure centre. It is from here that the main line station connects with London St Pancras International and Eurostar. The area is well known for schooling with preparatory available at Great Glen and Spratton Hall and senior at Uppingham, Oakham, Oundle, Leicester and Rugby. Further to the north lies the city of Leicester with a comprehensive range of commercial and leisure facilities. Neighbouring towns include Northampton, Kettering and Corby whilst the M1 motorway is approximately 16 miles to the west and the A14 approximately 7 miles south. International air travel is available at East Midlands Airport, Birmingham, Stansted and Luton. Sporting and recreational activities are well catered for in the area. Golf is at Leicester, Market Harborough, Kibworth and Luffenham. Water sports, including sailing and fishing, on Rutland Water, near Oakham, Pitsford Reservoir at Brixworth and fishing on Eyebrook Reservoir near Uppingham.

Neighbouring The Hermitage you will find ‘Hermitage Works’ home to an array of local businesses offering mostly recreational facilities including ‘Wild Sauna’..

The Property

Set within beautifully landscaped grounds and enjoying far-reaching views across open countryside, The Hermitage is an exceptional country residence of considerable charm and distinction. Combining timeless architectural character with elegant contemporary interiors, the property offers an outstanding balance of refined family living and sophisticated entertaining space.

At the heart of the house lies a magnificent open-plan kitchen and dining room, thoughtfully designed as a warm and sociable space for modern country living. Featuring an Aga, walk-in larder and generous areas for dining and informal seating, the room enjoys lovely views across the gardens and surrounding landscape. Two beautifully proportioned reception rooms provide versatile accommodation for both formal entertaining and relaxed everyday living, while a well-appointed boot room and guest cloakroom offer practical convenience.

The first floor presents four superb double bedrooms, each beautifully arranged with its own ensuite bathroom, creating luxurious and private accommodation throughout.

A distinguished village residence offering elegant country living in an idyllic and highly private setting, whilst moments by car to nearby Market Harborough.

Outside

Approached via a sweeping driveway, The Hermitage sits within immaculately maintained grounds comprising expansive lawns, mature trees and a picturesque pond. The peaceful rural setting, together with uninterrupted field views, affords an exceptional sense of tranquillity and seclusion.

General Remarks

Viewing

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

Council Tax Band

F

Local Authority

North Northamptonshire Council

Services

Gas central heating.
None of the services have been tested by the agents.

EPC Rating

C



Floorplans

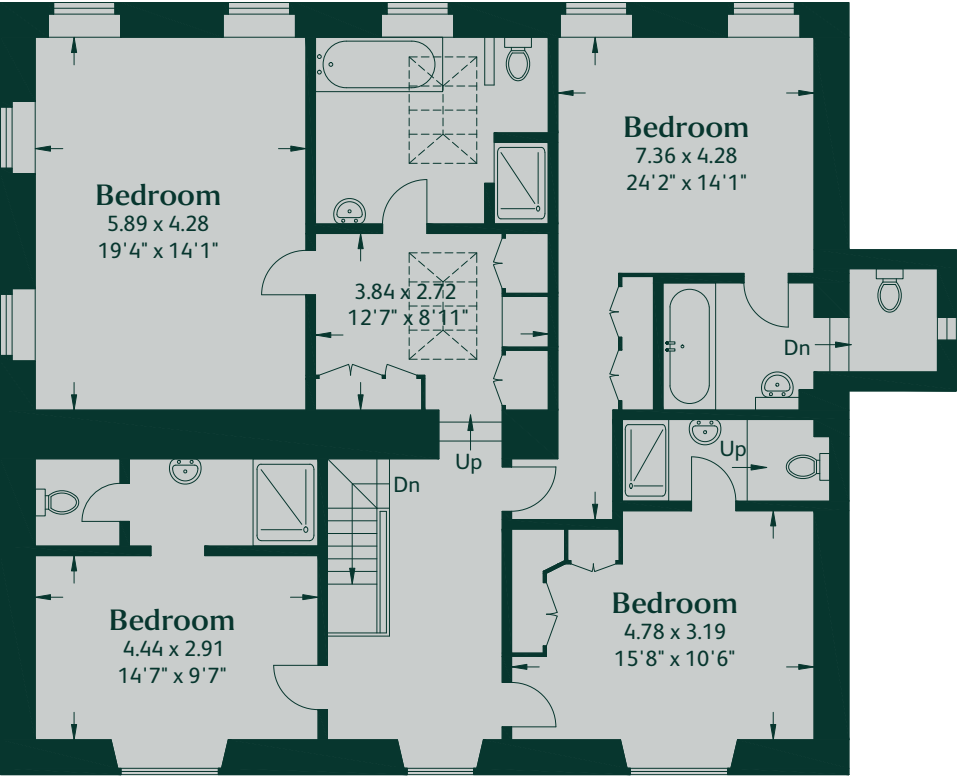
Approximate Gross Internal Area = 280.67 sq m / 3021.10 sq ft
Garage = 17.70 sq m / 190.52 sq ft
Total Area = 298.37 sq m / 3211.62 sq ft

 = Restricted Head Height

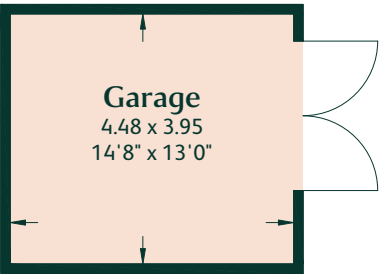
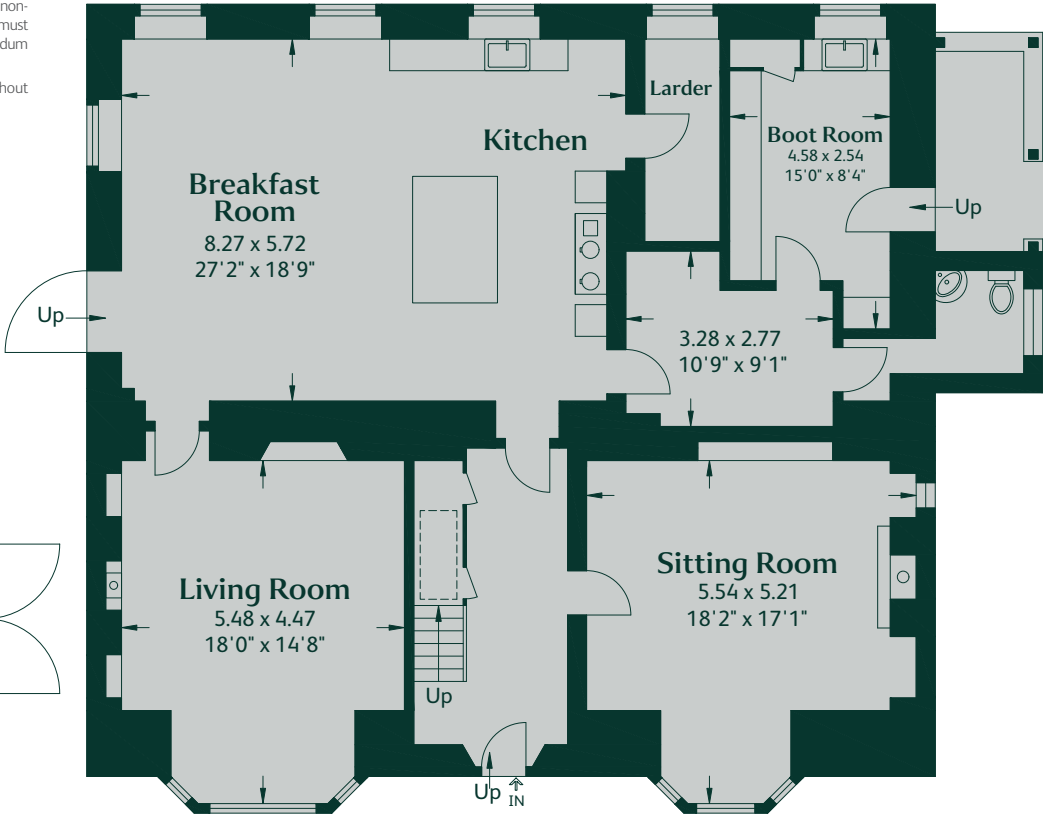
Important Notice

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 £27 + 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. June 2026.



First Floor



Garage

Ground Floor





KING WEST

01858 435970
www.kingwest.co.uk