



CRACKBOTTLE LODGE

KEYTHORPE, LEICESTERSHIRE



KING WEST



KING WEST

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Former hunting lodge set in approximately one acre of landscaped grounds with heated swimming pool and far-reaching countryside views.

Crackbottle Lodge

Crackbottle Road, Keythorpe, Leicestershire, LE7 9XG

- Former Hunting Lodge to the Keythorpe Hall Estate
- Over 4,000 sq ft of accommodation
- Approx. 1 acre plot with landscaped gardens
- Exceptional rural views
- Five bedrooms and four bath/shower rooms
- Four reception rooms
- Bespoke kitchen/breakfast room
- Heated outdoor swimming pool & sauna
- Double garage with versatile first-floor accommodation
- Potential annexe/home office and extensive parking

Occupying an exceptional rural setting with far-reaching views across rolling countryside and woodland.

The Situation

Crackbottle Lodge enjoys a discreet position on the edge of the highly regarded villages of Tugby and Keythorpe in south-east Leicestershire. Local amenities include the village public house at Tugby, with further amenities available in nearby Hallaton and Medbourne. The attractive market town of Uppingham lies approximately seven miles to the east and offers an excellent range of independent shops, cafés and restaurants centred around its historic market square. Further amenities are available in Market Harborough, Oakham and Stamford, together with the renowned Burghley House Estate and its internationally acclaimed horse trials.

The area is particularly well served for schooling, with Leicester Grammar School and the prestigious public schools of Uppingham, Oakham, Stamford and Oundle all within convenient reach. Communications are excellent, with the A47 providing links between Leicester and Peterborough, whilst rail services from Market Harborough offer regular journeys to London St Pancras in around one hour.

The Property

Occupying an exceptional rural setting with far-reaching views across rolling countryside and woodland, Crackbottle Lodge is an elegant, detached country house extending to over 4,000 sq ft, standing within approximately one acre of beautifully landscaped grounds with heated swimming pool and versatile ancillary accommodation.

Originally constructed in the mid-19th century as the hunting lodge to the Keythorpe Hall Estate and formerly serving as the headquarters of the Fernie Hunt, the property was sympathetically enlarged during the late 1980s. Hand-thrown facing brickwork and traditional detailing were employed to complement the original stone lodge, creating a substantial residence of considerable character and presence.

Approached through an impressive reception hall with grand oak staircase and partially galleried landing, the accommodation is arranged to provide spacious and well-balanced living areas ideally suited to modern family life and entertaining.

The principal reception rooms are accessed through impressive double doors from the central hall. The elegant drawing room enjoys a dual aspect with glorious views over the surrounding countryside and features exposed beams, a substantial stone fireplace and doors opening onto the rear terrace.

The formal dining room, positioned adjacent to the kitchen, also enjoys direct access to the terrace and swimming pool area, creating an ideal setting for entertaining both indoors and out.

At the heart of the house lies the generous kitchen and breakfast room, fitted with bespoke oak cabinetry beneath granite work surfaces and centred around a substantial island unit. A Belfast sink, and various appliances complete the arrangement, whilst French doors open onto the terrace, and a separate utility room provides additional practical space.

A spacious sitting room, with large bay window framing the surrounding landscape, provides a further reception room with exceptional natural light and uninterrupted countryside views.

The first-floor accommodation is centred around the galleried landing and comprises five bedrooms. The principal bedroom suite enjoys delightful views over the gardens and surrounding countryside and benefits from an en suite bathroom. Four further bedrooms are served by two additional bath and shower rooms, one of which is en suite. Bedrooms two and three are interconnected, offering flexibility for guest accommodation, dependent relatives or live-in staff.

Outside

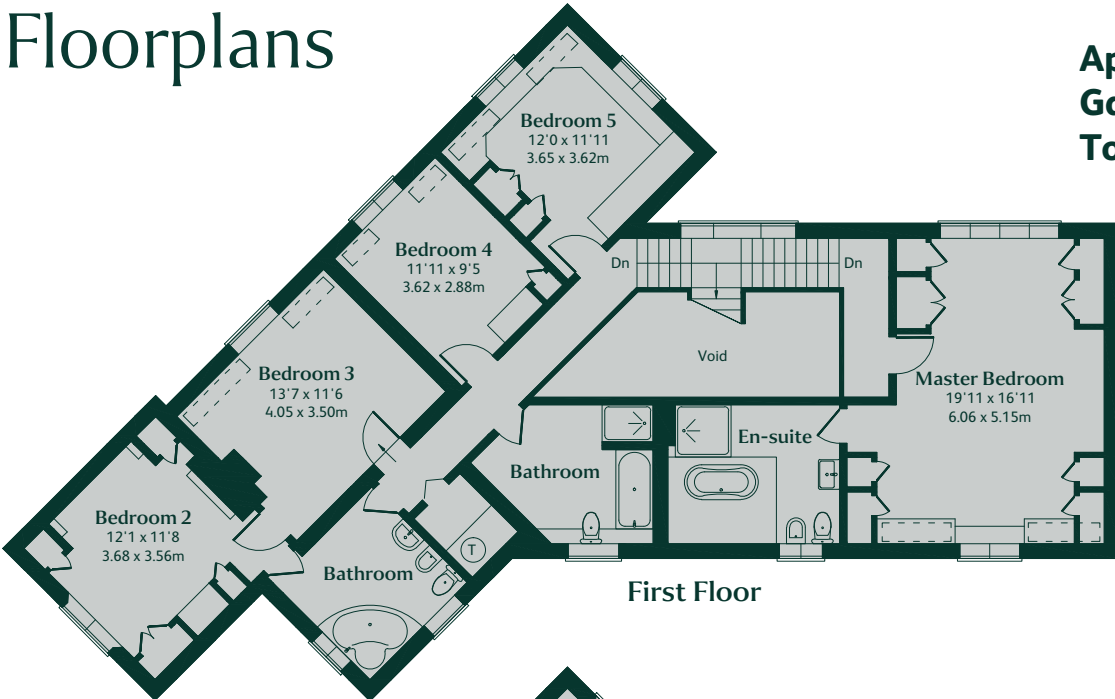
Crackbottle Lodge stands within approximately one acre of mature and attractively landscaped grounds. A sweeping in-and-out driveway approaches the house and provides extensive parking in front of the attractive south-facing façade, with secure gated access leading to the rear gardens. The grounds have been thoughtfully designed and are predominantly situated to the rear of the property, where mature trees, established shrubs and winding gravel pathways create a particularly private setting. A broad paved terrace provides excellent space for outdoor dining and entertaining and overlooks the heated swimming pool and the surrounding countryside beyond. The upper lawn offers sufficient space for the installation of a full-size tennis court, whilst Crackbottle Spinney forms an attractive natural backdrop to the eastern boundary.

A detached double garage incorporates electrically operated doors together with power and lighting. Above, a substantial first-floor room, currently arranged as a home office and cinema room, and offers considerable scope for ancillary accommodation or, subject to any necessary consents, integration into the main residence.

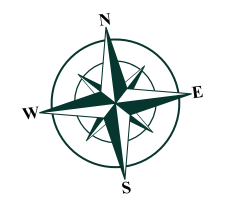
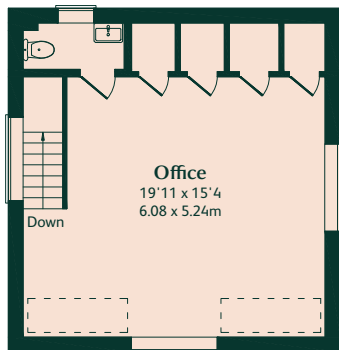




Floorplans



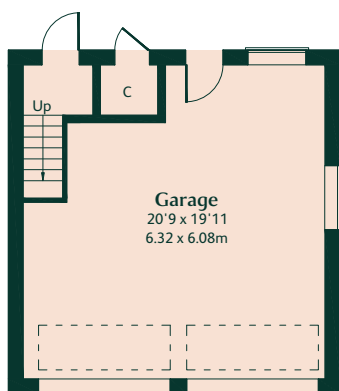
Approximate Gross Internal Area = 296 sq m / 3186 sq ft
Garage = 77 sq m / 929 sq ft
Total Area = 372 sq m / 4004 sq ft



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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

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

Local Authority

Harborough District Council

EPC Rating

D







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