



VANE HOUSE

TUGBY, LEICESTERSHIRE



KING WEST



KING WEST

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Offices: Market Harborough • Stamford



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A distinguished Grade II listed country house set within beautifully established gardens and adjoining paddock land, offering over 4,500 sq ft of elegant accommodation and exciting scope to create an exceptional family home.

Vane House

Main Street, Tugby, Leicestershire, LE7 9WD

- Edge of Village House, Listed Grade II
- Five Bedrooms & Three Reception Rooms
- Character Features Throughout
- Inglenook Fireplace
- Country Kitchen with Aga
- Mature Gardens & Terraces
- Paddock Land
- Garage & Carport
- Outstanding Opportunity to Enhance

Occupying an enviable position within the heart of Tugby, Vane House is a distinguished country house, Listed Grade II.

The Situation

The attractive village of Tugby is set in rural Leicestershire and has a primary school (Ofsted rated ‘Good’, Church, village hall, the popular ‘Fox & Hounds’, children’s playground and tennis court. Situated approximately twelve miles to the east is the city of Leicester, which has an extensive business, leisure and educational centre. Ten miles to the south is the market town of Market Harborough, which offers a good array of shopping and leisure facilities, together with a growing commercial centre. The Rutland towns of Uppingham and Oakham are to the east. The main A47 trunk road connects Leicester with Peterborough. By rail, London St Pancras International can be reached in approximately one hour from Market Harborough. There is good access to the east midlands extensive road network, including the A1, M1, A14, M69 and M6. International air travel is available at East Midlands Airport, Birmingham, Stansted and Luton. Sporting and recreational facilities are well represented and include fishing on Eyebrook Reservoir, fishing and sailing on Rutland Water, golf at Manton and Market Harborough. Education establishments are excellent with primary within the village, preparatory at Great Glen, Leicester and Oakham. Secondary education is at Uppingham and public schooling at Uppingham, Oakham, Leicester, Rugby, Oundle and Stamford.

The Property

Occupying an enviable position within the heart of Tugby, Vane House is a distinguished country house, Listed Grade II, set within beautifully established gardens with adjoining paddock land. Rich in character and history, the house offers over 4,500 sq ft of elegant accommodation, presenting a rare opportunity to create an exceptional family home in one of east Leicestershire’s most desirable village settings. At the heart of the home, a series of beautifully proportioned reception rooms offers a balance of elegance and comfort. The drawing room is ideal for entertaining, while the sitting room, centred around a magnificent inglenook fireplace, provides a more intimate retreat—its generous proportions and period detailing creating a wonderfully atmospheric space to enjoy through the seasons. Beyond, the kitchen and dining room forms the social hub of the house, offering an excellent foundation for modern family life and opening naturally onto the gardens. Arranged across three floors, the accommodation includes five generous bedrooms, a principal suite with dressing room and a variety of versatile living spaces. While beautifully maintained, the house also offers exciting scope for a new owner to thoughtfully update and reinterpret the interiors, creating a home tailored to contemporary living while respecting its architectural heritage. Vane House offers not only immediate enjoyment, but the rare opportunity to shape its next chapter.

Outside

The gardens are a defining feature of Vane House, extending gracefully around the house to create a wonderfully private setting. Sweeping lawns, mature trees and established planting nestle around the large terrace which adjoins the house and offers a fabulous outdoor dining and entertaining area. Beyond the formal gardens, adjoining paddock land enhances both the outlook and the lifestyle on offer, opening the landscape and creating a wonderful sense of space. Whether retained as open meadow, adapted for equestrian pursuits or simply enjoyed as part of the setting, it is a rare asset that complements the house beautifully. Together with the house, they present an increasingly rare opportunity to acquire a country residence of genuine character, ready to be enjoyed and thoughtfully evolved for years to come.



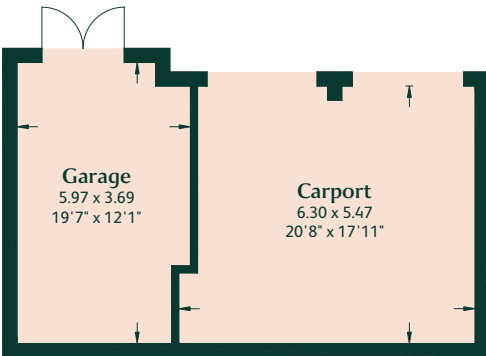


Floorplans

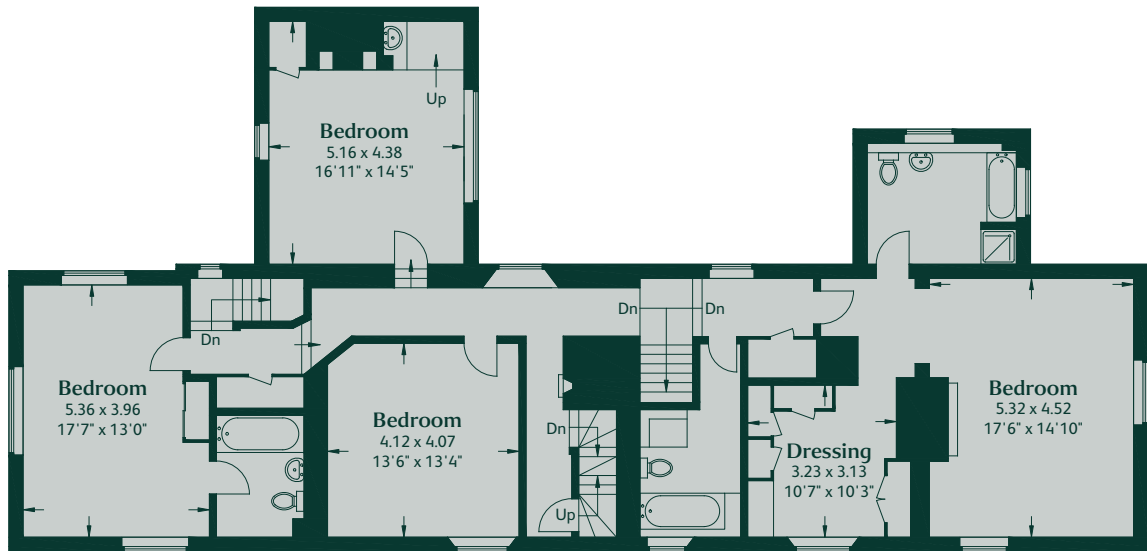
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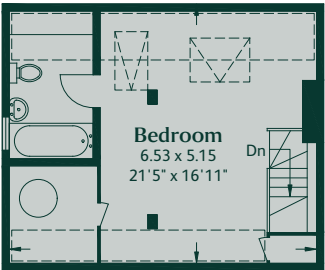
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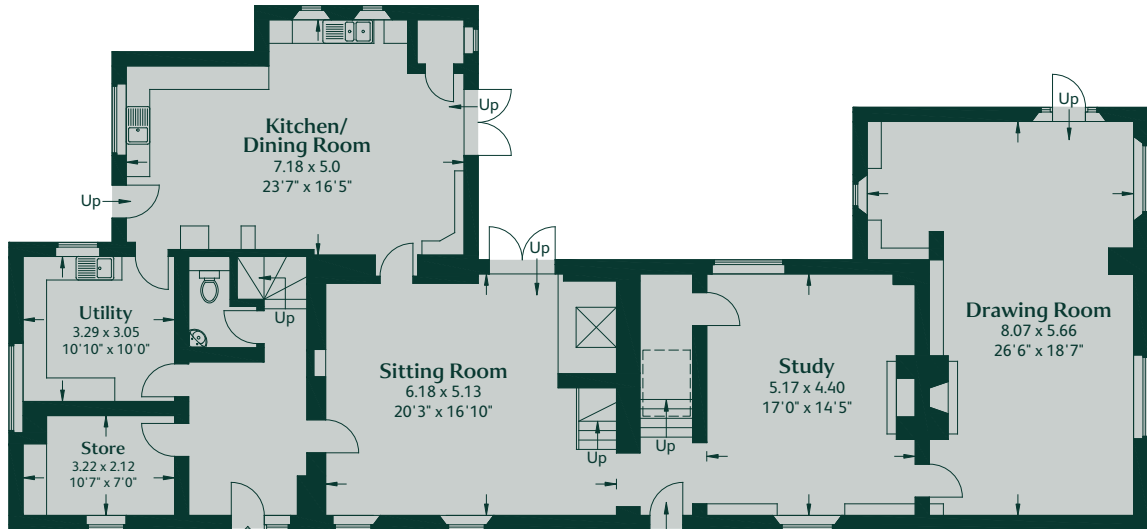
Garage



First Floor



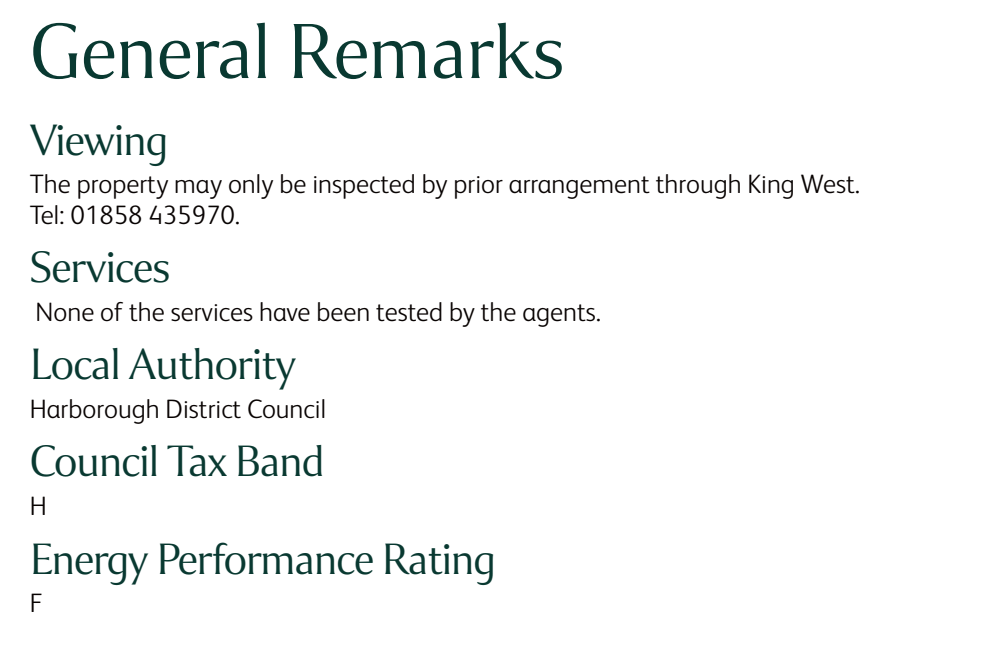
Second Floor



Ground Floor

Approximate Gross Internal Area = 370.30 sq m / 3985.87 sq ft
Garage = 54.74 sq m / 589.21 sq ft
Total Area = 425.04 sq m / 4575.08 sq ft





General Remarks

Viewing

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

Services

None of the services have been tested by the agents.

Local Authority

Harborough District Council

Council Tax Band

H

Energy Performance Rating

F





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