



THE MANOR HOUSE

ILLSTON ON THE HILL, LEICESTERSHIRE



KING WEST



KING WEST

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*The Manor House lies to the edge of the popular village of Illston on the Hill.
Set some eight miles to the south is the town of Market Harborough.*

The Manor House

Main Street, Illston On The Hill, Leicestershire, LE7 9EG

- Impressive country residence with versatile accommodation extending to about 5,889 sq ft
- Set within approximately 1.1 acres of mature gardens and grounds
- Wealth of period character including stone mullioned windows and exposed beams
- Magnificent vaulted kitchen with bespoke cabinetry and wine room
- Elegant reception rooms ideal for both family living and entertaining
- Six bedrooms and four bathrooms arranged over three floors
- Exceptional converted barn with games room, gym and shower room
- Former stables with potential for conversion to garaging, subject to consents
- Extensive parking and delightful views across open countryside

Set within approximately 1.1 acres of beautifully established grounds, The Manor House is approached through a pair of Grade II listed stone gate piers.

The Situation

The Manor House lies to the edge of the popular village of Illston on the Hill. Set some eight miles to the south is the town of Market Harborough, which offers a good array of shopping and leisure amenities, together with a growing commercial centre. The City of Leicester nine miles to the northwest provides an extensive business, leisure and educational centre.

The main A47 Trunk Road which connects Leicester with Peterborough is set some three miles to the north. By rail, London St. Pancras can be reached from Market Harborough in just under an hour. There is good access to the East Midlands extensive road network including the A1, M1, A14, M69 and M6. Birmingham and Nottingham East Midlands airports are within a short drive. Sporting and recreational facilities are well represented and include fishing on Eyebrook Reservoir, fishing and sailing on Rutland Water, golf at Leicester and Market Harborough.

The area has numerous excellent schools with renowned public school of Uppingham just twelve miles to the east. Other schools in the area include Leicester Grammar School, Stoneygate School Oakham, Stamford and Oundle

The Property

Set within approximately 1.1 acres of beautifully established grounds, The Manor House is approached through a pair of Grade II listed stone gate piers. A sweeping gravel driveway provides ample parking, while a secondary approach to the rear leads to further parking beyond the courtyard. Above the Tudor-arched entrance, a carved tablet bearing the Needham family arms and the inscription In Parvo Quies – ‘peace in a small place’ – offers a fitting introduction to this distinguished country residence.

The reception hall provides an elegant welcome and immediately conveys the scale and character of the accommodation. The drawing room is particularly impressive, with stone mullioned windows overlooking the gardens and a handsome marble fireplace creating a natural focal point. Generous proportions and an abundance of natural light combine to create a room equally suited to formal entertaining and relaxed family life. The adjoining dining room is rich in character, where exposed chestnut beams and arched architectural detailing provide a refined setting for both intimate dinners and larger gatherings.

Across the hall, the sitting room offers a more intimate atmosphere, centred around a striking inglenook fireplace with log-burning stove. Overlooking the courtyard garden, it is a wonderfully comfortable room, complemented by original fitted cupboards that enhance its charm and authenticity. Beyond, an inner hall currently arranged as a reading area and a separate study provide quieter spaces for work and relaxation, while a laundry room, cloakroom and plant room have been thoughtfully incorporated to support modern family living.

Formerly part of the original tack room, the kitchen has been superbly reimagined to create a spectacular heart to the home beneath a vaulted ceiling. Bespoke Moir Wade cabinetry, and complemented by black granite work surfaces, is accompanied by an electric AGA and a comprehensive range of integrated Siemens appliances. A walk-in pantry provides further storage and practicality. French doors open directly onto the courtyard garden, allowing the kitchen to flow seamlessly into the outside space during the warmer months. Beyond, a beautifully appointed wine room with bespoke racking and wine chillers creates an elegant environment for entertaining.

Separate from the principal house, the converted barn represents a particularly versatile addition to the property. Retaining much of its original character, the space is currently arranged as a games room and gym, complete with shower room and mezzanine level above. With independent access and considerable flexibility, it offers exciting potential for ancillary accommodation, subject to the necessary consents.

The bedroom accommodation is arranged over two upper floors and provides both flexibility and excellent proportions. The principal suite enjoys attractive views across the formal gardens and benefits from a dressing area and en suite shower room. A further bedroom suite incorporates its own sitting room and en suite bathroom, providing an ideal arrangement for guests or multi-generational living. Three additional bedrooms and well-appointed bathrooms complete the accommodation.

Outside

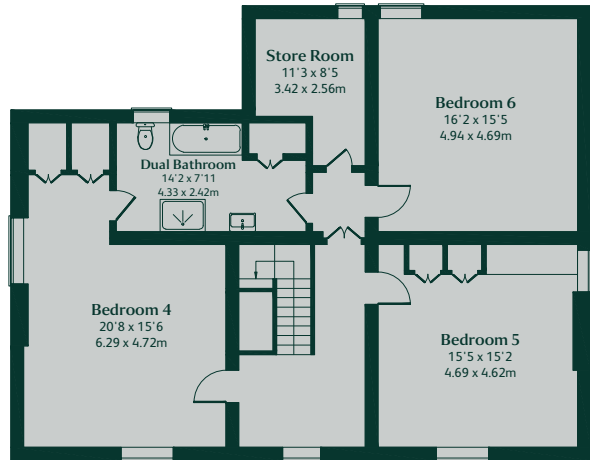
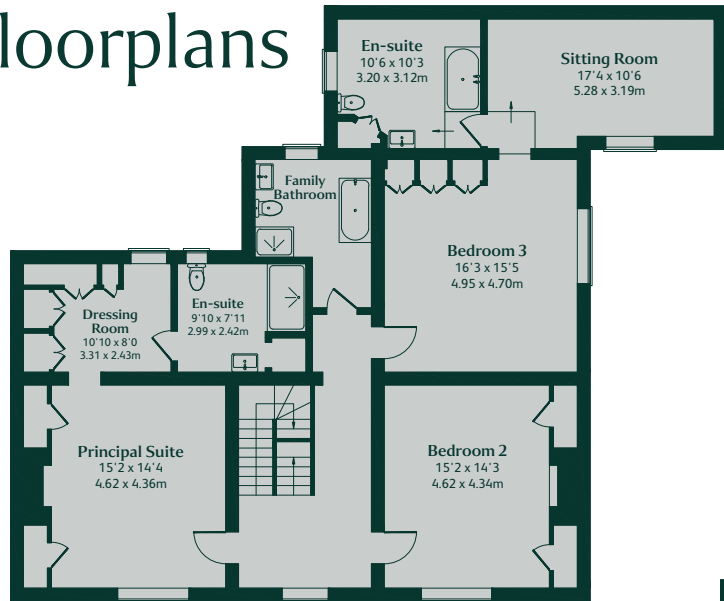
The gardens and grounds are a particular feature of the property. Formal lawns enclosed by yew hedging and traditional stone walls are complemented by herbaceous borders that provide colour and interest throughout the seasons. A sheltered walled courtyard garden, complete with a reflection pond and topiary rose arch, forms a delightful extension of the house and offers an ideal setting for al fresco dining and entertaining.

Beyond, sweeping lawns extend towards the paddock, with mature trees preserving privacy and framing views across the surrounding countryside. Former stables, currently utilised for storage, offer the potential for conversion to garaging, subject to the usual consents. Combining architectural integrity with exceptional versatility, The Manor House represents a rare opportunity to acquire a substantial country home of considerable character, occupying a private and picturesque setting within beautifully landscaped grounds.





Floorplans

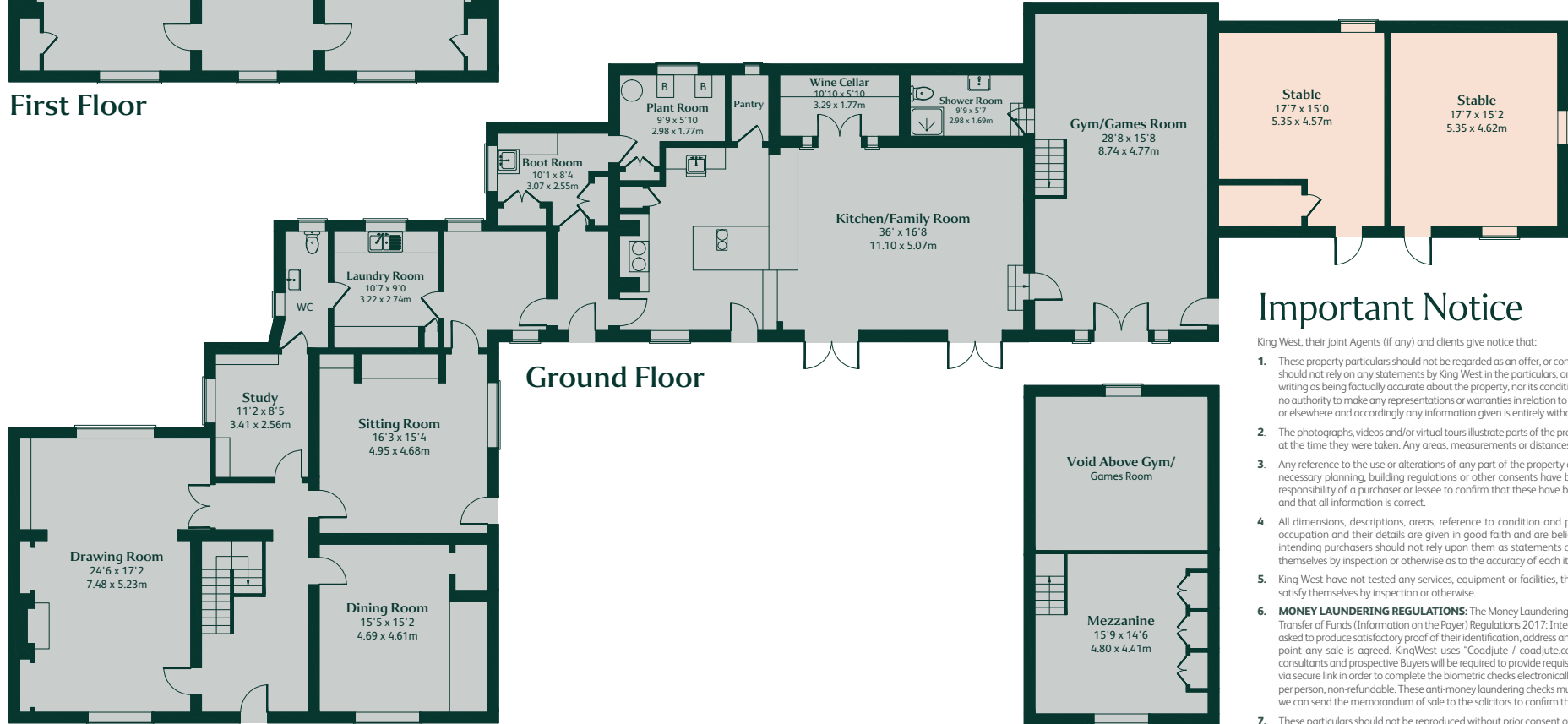


Approximate Gross Internal Area
Main House = 547.1 sq.m/5,889.2 sq.ft
Stables= 50.8 sq.m/546.5 sq.ft
Total = 597.9 sq.m/6435.7 sq.ft



First Floor

Second Floor



Ground Floor

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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, mains water, drainage and electricity. None of the services have been tested by the agents.

Local Authority

Harborough District Council

EPC Rating

Exempt







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