

THE ELMS

TUR LANGTON, LEICESTERSHIRE

KING WEST



KING WEST

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An exceptional five-bedroom country house with extensive traditional outbuildings, set within approximately 4.5 acres in the heart of Tur Langton.

The Elms

Main Street, Tur Langton, Leicestershire, LE8 0PJ

- Substantial Village Country House
- Five Bedrooms
- Three principal reception rooms
- Large Kitchen/dining room
- Extensive traditional barns and ancillary buildings
- Garaging & Stabling
- Established gardens and terraces
- Highly versatile accommodation and outbuilding provision
- Gardens and Grounds extend to approx. 4.5 acres

Tur Langton is a highly sought-after south Leicestershire village which is surrounded by attractive open countryside.

The Situation

Tur Langton is a highly sought-after south Leicestershire village which is surrounded by attractive open countryside. The village has a fine church, reputable public house and village hall, whilst the nearby village of Church Langton has an excellent primary school. Other educational establishments within the area include LGS Stoneygate and the Grammar School in Great Glen, secondary education available in Oakham, Uppingham, Leicester, Rugby and Oundle.

The thriving town of Market Harborough offers excellent shopping and supermarket facilities, bars, restaurants, a theatre, leisure centre and professional services. The city of Leicester lies to the north providing more comprehensive amenities. For the commuter, both Leicester and Market Harborough have main line rail services to London St Pancras with its new Eurostar link, the M1 is accessible at junctions 20 or 21, and the A14 lies to the south. International air travel is available at East Midlands Airport, Birmingham, Stansted and Luton.

The area is well known for its sporting and recreational activities with golf courses in Leicester, Market Harborough and Rutland, water sports including sailing and fishing on Rutland Water, and fishing on Eyebrook Reservoir.

The Property

Occupying an enviable position within the highly regarded village of Tur Langton, The Elms is an impressive and characterful country house set within approximately 4.5 acres accompanied by an exceptional range of traditional barns, garaging and ancillary buildings.

Approached within an attractive village setting, the property has a distinctly established character, with the principal house arranged around generous, paved terraces and mature gardens. The collection of adjoining and detached brick and stone outbuildings give the property an unusually broad range of accommodation and considerable versatility.

The accommodation has a good sense of scale, with a series of substantial reception rooms providing considerable flexibility for both family life and entertaining.

The large living room is particularly impressive, complemented by a separate sitting room and a generous summer room.

At the heart of the house is the kitchen/ dining room, creating a substantial informal living and entertaining space, with a separate utility room and washroom adding to the practicality of the accommodation.

The first floor provides five well-proportioned bedrooms and two bathrooms.

Outside

The Elms occupies an impressive plot of approximately 4.5 acres, providing an exceptional combination of formal garden, generous areas of lawns and paddock land and an extensive collection of traditional outbuildings.

The principal house is approached through a gated and established setting of mature trees with an extensive paved courtyard adjoining the house.

Beyond the immediate gardens is paddock land, complemented by the property's remarkable collection of traditional brick-built barns, garaging, stabling and stores. The buildings are arranged around the courtyard hardstanding and provide an extensive range of ancillary accommodation with opportunities for conversion, or other uses, subject to any necessary consents.

The combination of the paddock land, gardens and outbuildings, gives the The Elms a rare opportunity and versatility, while retaining a strong connection with the surrounding village and neighbouring countryside.

Note: There will be an overage agreement relating to the land. Please contact the selling agents for further information.











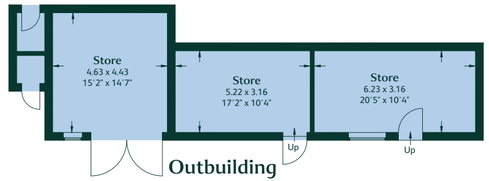




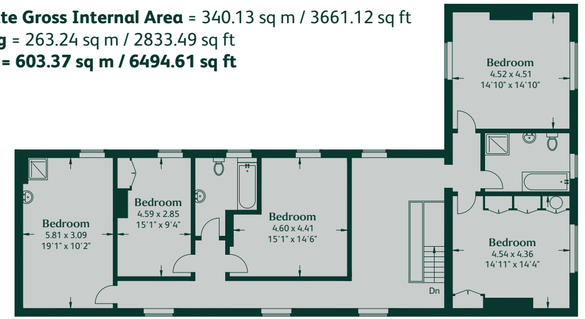


Floorplans

Approximate Gross Internal Area = 340.13 sq m / 3661.12 sq ft
Outbuilding = 263.24 sq m / 2833.49 sq ft
Total Area = 603.37 sq m / 6494.61 sq ft



Outbuilding

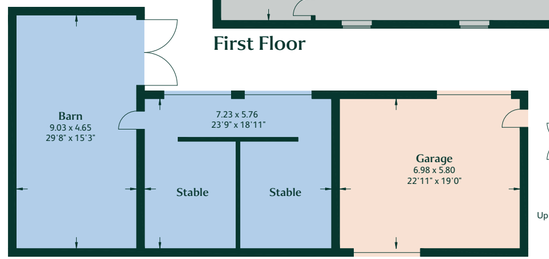


First Floor

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Outbuilding

Ground Floor

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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
G

Energy Performance Rating
E







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