



THE ELMS

TUR LANGTON, LEICESTERSHIRE



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

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.

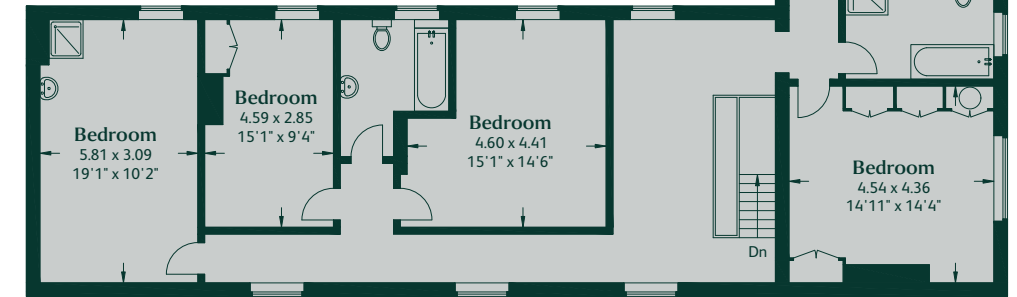
The combination of the paddock land, gardens and outbuildings, gives the The Elms a rare opportunity and versatility, while retaining a strong connection with the surrounding village and neighbouring countryside.

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





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



First Floor

First Floor

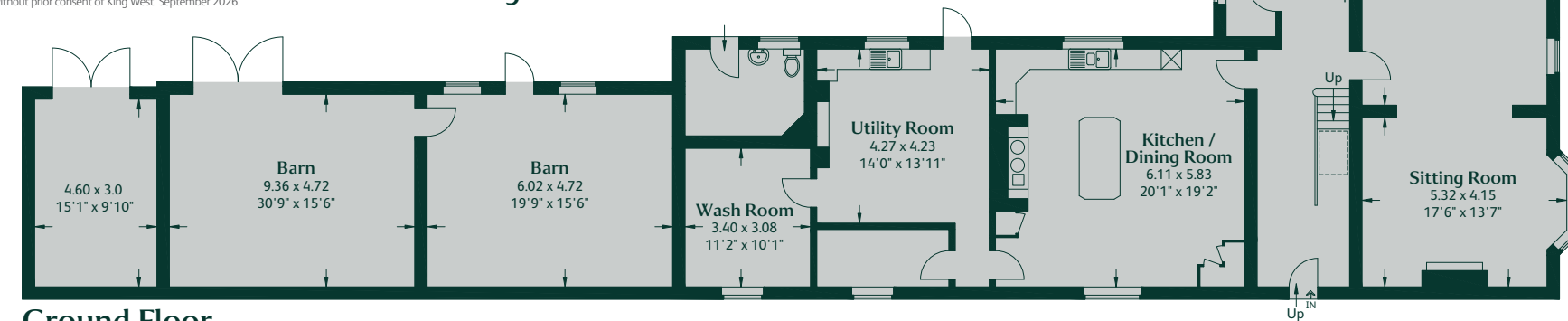
Barn
9.03 x 4.65
29'8" x 15'3"

Stable
7.23 x 5.76
23'9" x 18'11"

Garage
6.98 x 5.80
22'11" x 19'0"

The diagram shows a first-floor plan with three main areas: a large blue Barn on the left, a central blue Stable area divided into two sections, and an orange Garage on the right. Each area has its dimensions in both decimal and feet-inches formats. The plan includes exterior walls, interior partitions, and several doors indicated by arcs and arrows. A north arrow is located in the top right corner.

Outbuilding



Ground Floor

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 "Coaudit / coauditme" 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, September 2026.



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





01858 435970
www.kingwest.co.uk

