



THE OLD BARNS, ILLSTON ON THE HILL LE7 9EG



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An opportunity to purchase a three-bedroom detached property situated in this idyllic sought after location in the village of Illston on the Hill sitting on a plot of approximately one third of an acre with open views to the rear.

LOCATION

Illston on the Hill is an attractive east Leicestershire village situated against a backdrop of finest rolling countryside approximately eight miles south of the desirable town of Market Harborough which boasts a range of first class shops and restaurants as well as recreational, leisure facilities and schools. Market Harborough provides easy access for the A6 with its links to Leicester and Kettering as well as access to Northampton. The A14 is within reasonable travelling distance providing east/west travel and the M1 is also close by providing north/south travel. The main line railway from Market Harborough gives access to London St. Pancras International in approximately one hour.

The village benefits for the Fox and Goose, a popular village pub.

ACCOMMODATION

Accessed via recessed part glazed door with glazed side panels and brass hardware, recessed spotlighting alongside courtesy lighting.

ENTRANCE HALL

All principal accommodation off, stairs to first floor accommodation, cupboard housing boiler, door to rear elevation.

KITCHEN

Wide range of base and drawer units with preparation surface over, inset double stainless sink and drainer, tiled splash back, spaces for cooker and fridge freeze, space and plumbing for dishwasher, recessed spotlighting to ceiling, window to rear elevation.

UTILITY AREA

Space and plumbing for washing machine.

CLOAKROOM

Low flush w.c., window to side elevation, low flush w.c., vanity unit with inset wash hand basin and storage beneath.

SITTING ROOM

Feature fireplace housing log burning stove, timber mantle and tiled hearth, coved cornice to ceiling, wall lighting, glazed double doors leading onto the patio

with glazed side panel, window to side elevation, glazed French doors through to:

DINING ROOM

Coved cornice to ceiling, window to side elevation, window to rear elevation with views across the garden.

BEDROOM TWO

Window to side elevation.

EN-SUITE BATHROOM

Panelled bath with wall mounted shower over, with fully tiled surround, low flush w.c., pedestal wash hand basin, tiling to dado height, window to side elevation.

BEDROOM THREE/STUDY

Window to side elevation.

STAIRS TO FIRST FLOOR ACCOMMODATION

Window to side elevation.

LANDING

BEDROOM ONE

Window to rear elevation, with range of built in wardrobes providing ample hanging and storage along with complementary dressing table.

BATHROOM

Fully tiled shower enclosure with glazed sliding screen. Panelled bath, vanity unit with inset wash hand basin and back to wall push button w.c., tiling to dado height, window to side elevation, loft access, door through to:

LOFT SPACE

Fully boarded, central head height window to front elevation.



OUTSIDE

DETACHED GARAGE

Single garage with electronic door, power and light.

GARDEN

To the front of the property the boundary is depicted by a purpose-built low brick wall with hard landscaping for ease of maintenance. To the rear of the property there is a greenhouse and gate to the rear garden. A generous patio area is perfect for outdoor entertaining retained with a brick boundary wall, steps lead onto the whilst the garden is laid mainly to lawn with specimen trees and shrubs with open views to the rear.

Photos taken and particulars prepared Sept 2025.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	40 E	
21-38	F		
1-20	G		

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