



STONE LODGE HOUSE, TILTON ON THE HILL



STONE LODGE HOUSE, TILTON ON THE HILL, LEICESTERSHIRE. LE7 9DF

A rare opportunity to purchase a unique, highly specified four-bedroom property with two bedroom, two bathroom Lodge situated within a plot approaching seven acres, with a heated garage block to accommodate eight vehicles. The property has been renovated in its entirety by the current vendors to exacting standards.

GROUND FLOOR

BESPOKE LIVING KITCHEN
DOUBLE HEIGHT SITTING ROOM
DINING ROOM
STUDY
UTILITY & CLOAKS

FEATURES

BALCONY
GALLERIED LANDING
CCTV
HIGH TECH LIGHTING SYSTEM

Gated and fenced pond with native planted surround, timber open arbour with slate pitched roof. Power and lighting with ample seating and spectacular views to the horizon.

The plot size measures approximately 6.84 acres, has permission granted to erect five stables, there is a newly planted orchard, garden produce area and ample vistas for all outdoor entertaining and al-fresco dining.

LOCATION

Stone Lodge House is situated in some of Leicestershire's finest undulating countryside. Tilton on the Hill the closest village benefits from local amenities including a popular public house, village shop, village hall and cricket club

A more comprehensive range of amenities can be found in the nearby city of Leicester (13 miles) and market towns of Oakham (6 miles) and Market Harborough (15 miles). These all benefit from a more extensive range of mainstream stores and supermarkets, recreational and leisure facilities. There are primary schools located in the nearby villages of Billesdon and Tugby. There are also well-known public schools at Oakham, Uppingham, Oundle, Stamford and Leicester. Preparatory schools within commutable distance include Stoneygate at Great Glen and Spratton Hall.

There are golf courses at Kibworth Beauchamp, Leicester, Market Harborough, Luffenham and Kilworth Springs. Water sports and fishing can be found at Rutland Water, Saddington Reservoir and Eyebrook Reservoir near Uppingham.

For the commuter, the property is located a little over 3 miles away from the A47. There is also a direct rail service to London St Pancras from Market Harborough which takes about an hour in duration.

FIRST FLOOR

MEZZANINE LOUNGE
MASER BEDROOM SUITE
THREE FURTHER BEDROOMS
STUDY AREA
TWO WELL APPOINTED BATHROOMS

OUTSIDE

SWIMMING POOL
SAUNA
COVERED BAR AREA
SHOWER ROOM

GARAGE BLOCK

TWO BEDROOM LODGE

OUTSIDE

The property is approached via double electronic gates which in turn leads onto a purpose built five car heated garage block with two bedrooms/ two bathrooms annexe above. With a south facing sun deck off the lounge area. To the rear of the property, bi-fold doors open onto extensive area of patio with complementary steps leading to:

POOLSIDE

Heated pool with contemporary fountain and underwater lighting, paved surround enveloped with stone wall and wrought iron railings, decked area providing ample seating all surrounded by open space. Purpose-built structure with pitched slate roof incorporating covered barbeque area, bar area, sauna, shower room, pump room.



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Make the move

