



GRANGE FARM
TUGBY ROAD, TILTON ON THE HILL

JAMES
SELLICKS



“... AN IRONSTONE, PERIOD FARMHOUSE ...”

Grange Farm, originally built in the late 1800's, is an ironstone, period farmhouse offering around 5000 ft² of accommodation in need of full restoration, sitting in a well-established plot of approximately 1.5 acres surrounded by the beautiful Leicestershire countryside.

Approx. 5000 ft² of Accommodation • Five Bedrooms • Three Reception Rooms • Approx. 15ft² Cellar • Two Bath/Shower Rooms • Renovation Opportunity • Well-Established Plot, approx. 1.5 Acres • Substantial Outbuildings • Countryside Views • Edge of Village Location • NO CHAIN

Accommodation

Grange Farm is a substantial, ironstone-built farmhouse offering well-proportioned accommodation extending to 5123 ft² to include five bedrooms and three reception rooms. The property is full of character and has large windows and high ceilings throughout, flooding it with light and creating a wonderful sense of space. Although it is a period property, it is not listed so the opportunity to make it into an incredible country home is eminently possible. Attached to the main house is an ironstone, red-brick and timber coach house that is in significant need of structural work but has huge potential to create additional accommodation.

Outside

The property is set within a well-established garden with an adjacent grass paddock totalling approximately 1.5 acres. The paddock itself has historically been used for and is registered as a Caravan Club campsite complete with electric points.

Planning Permission

There is planning permission on the attached 'coach house' part of the building to convert this to a 2-bed property and on the main house to convert that to 3 holiday lets (2 x 3 bed and 1 x 2 bed).



Location

The picturesque village of Tilton on the Hill, conveniently located north of the A47 benefits from local amenities including a shop, petrol station, village hall and popular public house. The city of Leicester provides an extensive array of commercial, shopping and leisure facilities. The market towns of Oakham, Uppingham and Market Harborough have an excellent range of independent shops, as well as well-known stylish "High Street" brands. Communications in the area are excellent, with the main A47 trunk road set to the south of the village, linking the cities of Leicester and Peterborough. A high-speed rail service runs from Market Harborough to St Pancras International, with journey times from approximately 1 hour. Primary and secondary schooling in the vicinity is plentiful, with the well-known public schools of Oakham, Uppingham and Oundle, together with Leicester Grammar are a short distance away.

Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating. Harborough District Council – Tax Band G

Tenure

Freehold



Grange Farm, Tugby Road, Tilton on the Hill LE7 9DP

House Total Approx. Gross Internal Floor Area incl. Outbuildings = 5284 ft² / 491 m²

Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F		
1-20	G	10 G	

Important Notice

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.