



HALLATON HOUSE FARM
EASTGATE, HALLATON

JAMES
SELICKS



“... SUBSTANTIAL, FOUR-BEDROOM PERIOD HOME ...”

Originally built in the 1700's, Hallaton House Farm offers a substantial, four-bedroom period home set in a plot of approximately 3.5 acres with well-established equestrian facilities and far-reaching views over rolling countryside in the sought-after village of Hallaton.

Farmhouse Kitchen, Three Reception Rooms • Walk-In Larder, Utility Room, Downstairs Cloakroom • Four Double Bedrooms • Two Bath/Shower Rooms • Farm Setting on Approx. 3.5 Acre Plot • Established Equestrian Facilities • Six Stables, Three Paddocks, Outdoor Arena • Garage, Extensive Outbuildings • Far-Reaching Countryside Views •

Ground Floor

The ground floor offers generous living spaces to include a modern farmhouse kitchen and three well-proportioned reception rooms plus a large utility room and a downstairs cloakroom. The formal entrance hall is accessed from the pavement with the main staircase rising to the first floor, an understairs shoe cupboard and doors to the two main reception rooms at the front of the house, both with stone mullion bay windows allowing plenty of natural light and feature fireplaces.

The formal entrance hall gives way to the day-to-day entrance hall that has a door out to the driveway at the side and a door into a large utility room providing ample storage and space for white goods. Following on from here is a further reception room, a cosy space with a brick and timber fireplace housing a log burning stove.

The kitchen sits to the rear of the property with a comprehensive range of bespoke built cabinetry, an Electric Total Control AGA, a Quooker tap, ample space for appliances, a large central island with breakfast bar and a walk-in larder providing copious storage space.



First Floor

The first floor is accessed via two sets of stairs, one from the main hallway and another from the rear reception room, both leading to an interconnecting landing. There are four well-sized double bedrooms and two bath/shower rooms. The master bedroom has a dual-aspect with windows seats and magnificent views over the paddocks and countryside beyond. There are three further double bedrooms, two with built in wardrobes and one without, but ample space for free-standing furniture. All bedrooms are served by a family bathroom and separate shower room, both well-appointed with modern fittings.

Outside

Hallaton House Farm is well-equipped with comprehensive equestrian facilities, including six stables, three well-maintained paddocks, and extensive outbuildings suitable for various uses.

The delightful rear garden enjoys southerly views over the paddock land and farm buildings, with rolling open countryside beyond. Immediately to the rear of the house is an extensive patio and gently sloping lawned garden taking advantage of the views, with mature shrub beds, specimen trees and hedging separating it from the driveway.

A set of double timber gates to the right of the property open onto the driveway that offers ample parking, access to the garage and a variety of red-brick outbuildings plus access down to the paddocks, outdoor arena and extensive range of farm buildings to include a stable barn with a heated tack room and hot water supply plus both barns having electric roller shutter doors.

This property offers a unique opportunity to embrace the rural lifestyle with equestrian amenities and breathtaking views, situated in a much sought-after Leicestershire village.

“... EQUESTRIAN AMENITIES AND
BREATH-taking VIEWS ...”



Location

The picturesque village of Hallaton is surrounded by some of southeast Leicestershire's most attractive open countryside within the renowned Welland Valley area, located some 16 miles south east of the city of Leicester and 8 miles north east of the thriving town of Market Harborough. The village has a range of local amenities including two public houses, tea rooms, a reputable primary school, fine parish church, village hall, recreational facilities including a children's play area, tennis courts, rugby, cricket and football pitches and a club house. The nearby town of Market Harborough has excellent shopping and supermarket facilities, and there are mainline rail services to London St Pancras which takes about an hour. There is an excellent choice of schools including Uppingham Community College, and private schooling at Oakham, Uppingham, Stamford, Leicester Grammar and Stoneygate Preparatory School located in Great Glen.

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



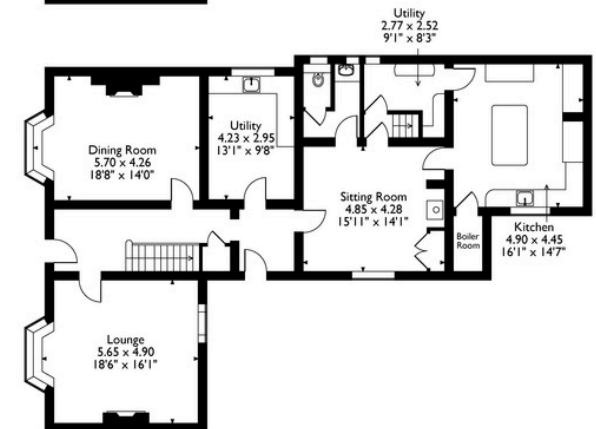
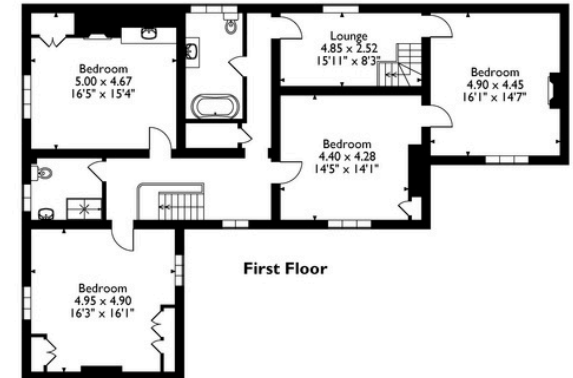
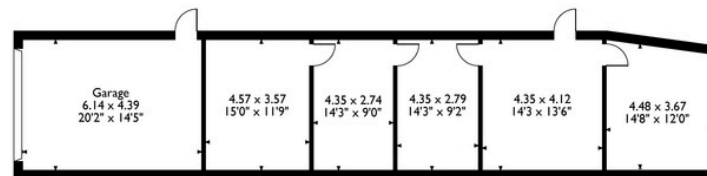
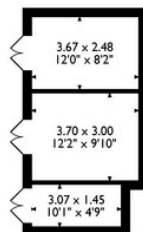
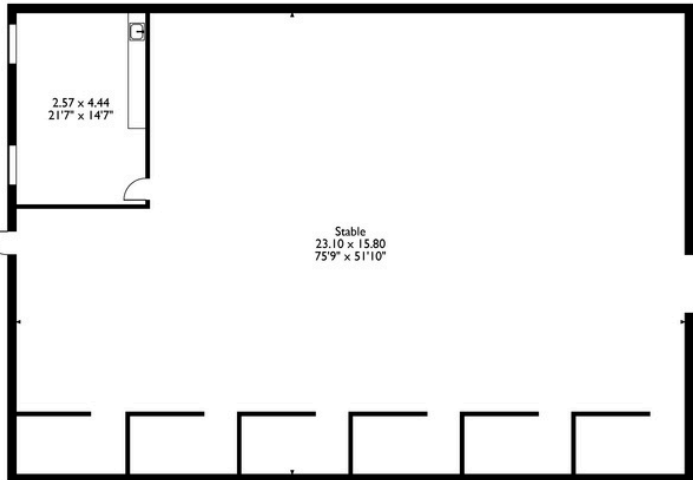
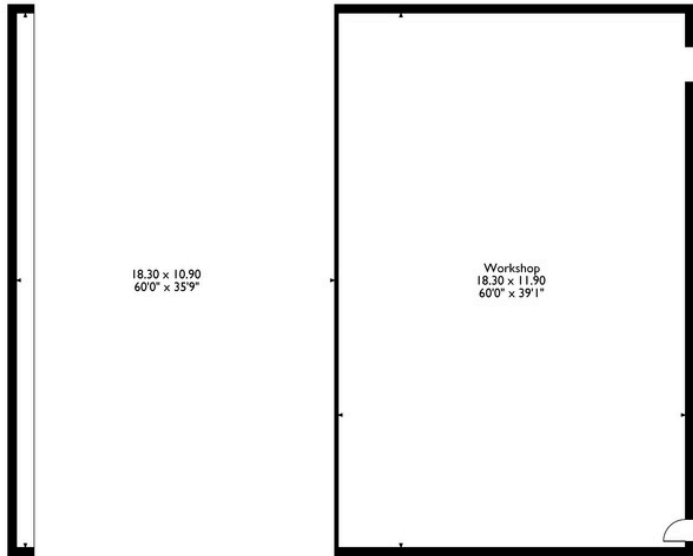


Hallaton House Farm, 15 Eastgate, Hallaton, Market Harborough LE16 8UB

Main House Total Approx. Gross Internal Floor Area = 3122 ft² / 290 m²

Garage & Outbuildings Total Approx. Gross Internal Floor Area = 9815 ft² / 912 m²

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



Outbuildings

Ground Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

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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.