



HIGH HOLME

HIGH STREET  
HALLATON

JAMES  
SELICKS







## “... FIVE-BEDROOM, GEORGIAN RESIDENCE ...”

---

Set in the heart of the sought-after village of Hallaton, this distinguished five-bedroom Georgian residence, dating back to the late 1700s, has been beautifully restored to blend period charm with modern comfort, all set within just over half an acre of established and private grounds.

Dining Kitchen • Two Reception Rooms • Utility Room, Downstairs Cloakroom • Cellar • Five Bedrooms • Three Bathrooms • Off-Road Parking, Outbuildings • Well-Established Gardens • Sought-After Village Location • Grade II Listed

### Ground Floor

A formal entrance porch with built-in storage leads into a central hallway, offering access to the ground floor accommodation. To the rear of the home, the impressive dining kitchen features a range of bespoke fitted timber units, a variety of integrated appliances, an oil fired Aga with electric companion and space for an American-style fridge freezer. A useful pantry adds storage and the elegant space enjoys views over the garden, through a large feature window, with a door opening directly onto the outdoor area.

Flanking the central hallway are two generously proportioned reception rooms, each with large sash windows and period wooden shutters. The living room boasts a feature fireplace with open fire, while the dining room offers another feature fireplace and built-in storage. Completing the ground floor is a downstairs cloakroom and a useful cellar, currently used for storage.

### First & Second Floors

Upstairs, the bedroom and bathroom accommodation are arranged across two floors. A spacious first-floor landing, with a large sash window and built-in shelving, brings in natural light. At the front of the house is a large double bedroom with ample built-in storage, accompanied by a further single bedroom currently used as a study. These are served by a family bathroom, recently refitted to a high specification, featuring a freestanding bath, walk-in shower, wash hand basin, and low flush WC.





### First & Second Floors Continued...

Positioned between the first and second floors is the impressive principal bedroom. This standout space features a partially vaulted ceiling, dual-aspect windows, built-in wardrobes, and a Juliet balcony overlooking the gardens. A suspended en suite completes the room with a sleek three-piece suite.

The second floor offers two vaulted double bedrooms, both enjoying dual aspects and sharing a well-appointed bathroom with a shower bath, wash basin, and WC.

### Outside

Externally, the property is set within a beautifully landscaped and well-established plot of just over half an acre. A private driveway off Eastgate provides parking for two vehicles, with a hand gate leading down a garden path to the rear entrance into the property. The original front door opens directly onto the High Street, maintaining the home's historic charm.

The gardens are a particular highlight, offering a high degree of privacy with mature trees, established planting, multiple lawned areas, and several patios, one with an outdoor bar area, ideal for entertaining or relaxing throughout the seasons. Additional features include a potting shed and greenhouse, catering to gardening enthusiasts.



“... BEAUTIFULLY LANDSCAPED AND  
WELL-ESTABLISHED PLOT OF JUST  
OVER HALF AN ACRE ...”

---



## 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









## High Home, 43 High Street, Hallaton, Market Harborough

House Total Approx. Gross Internal Floor Area incl. Outbuildings = **2949 ft<sup>2</sup> / 274 m<sup>2</sup>**

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







**JAMES  
SELICKS**

#### Oakham Office

6-8 Market Place, Oakham

Rutland LE15 6DT

01572 724 437

[oakham@jamesselicks.com](mailto:oakham@jamesselicks.com)

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



**JAMES  
SELICKS**  
LISTED BUILDINGS

[www.jamesselicks.com](http://www.jamesselicks.com)



#### Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

#### 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.