

JAMES  
SELICKS

# MANOR CROFT

RATCLIFFE ROAD STONEYGATE, LEICESTER





Designed and built in 1892 by the renowned Goddard Architectural Practice, Manor Croft is one of the finest homes to come to the market in suburban Leicester in recent years, an outstanding three-storey, six-bedroom detached residence which has been carefully and extensively refurbished by the current owners to exacting standards.

Beautifully set within its private, landscaped grounds, this exceptional home combines classic architectural features with contemporary comfort, offering an elegant and spacious layout ideal for modern family living and entertaining.

Entrance hall • sitting room • morning room • drawing room • kitchen • utility room • four first floor bedrooms • two en-suites • bathroom • two second floor bedrooms • shower room • private plot • sweeping driveway • detached brick built double garage • rear storage room • first floor games room • stunning wraparound gardens to three sides • pond • oak-framed garden room • EPC - D

#### Accommodation

A welcoming entrance vestibule with original tiled flooring leads into a grand entrance hall, adorned with ceiling coving, picture rails, panelled walls, and original wooden flooring. Twin cast iron radiators add period charm, while a graceful return staircase rises to the first floor.

A beautifully appointed sitting room enjoys a bay window to the front, panelled walls and a striking fireplace with slate surround, brick inlay and a slate hearth. Adjacent is a morning room which is filled with natural light from two south-facing windows and features ceiling coving and a picture rail. To the rear, the drawing room is an exceptional space, boasting a stunning square bay window overlooking the gardens, ornate ceiling coving, a cast iron log burner on a slate hearth, and solid oak flooring throughout.

An inner lobby from the hallway leads to a stylish cloakroom with a three piece suite and front-facing window, and an inner hallway leading to the original Butler's pantry (currently utilised as a study) and the Butler's staircase, storage and access to the stunning open plan living kitchen. With bifold doors and large windows opening out onto the rear terrace, this spectacular space is bathed in natural light thanks to a part-vaulted ceiling with exposed beams, and Velux windows. The bespoke handmade solid wood kitchen is both elegant and functional, offering a full range of eye and base level units and soft-closing drawers, granite preparation surfaces, a Kohler undermounted Butler's sink, pantry and larder cupboards. Integrated appliances include a Falcon oven set within a tiled chimneybreast, a Siemens integrated dishwasher, Miele coffee machine, double fridge and freezer. A generous central island, topped with marble provides further storage and houses a Miele warming drawer, drinks fridge and bin drawer; there is stylish and practical natural stone tiled flooring with underfloor heating throughout. A well-equipped utility room offers additional storage with granite worktops, a ceramic sink, and fitted units, along with access to the side elevation, a pantry, and the cellar.

A return staircase leads to a breathtaking first floor galleried landing with a rear-facing window, ceiling coving and continued panelled detailing. The principal bedroom is a spacious and serene retreat, complete with a bay window, ceiling coving, a feature fireplace, a bespoke range of fitted wardrobes and cupboards and an en-suite bathroom with a window to the front, heated chrome towel rail and tiled flooring provides twin wash hand basins with storage beneath, a double shower cubicle and low flush WC.







Bedroom two offers views of the rear garden through two elegant sash windows and includes ceiling coving, a picture rail, and its own charming fireplace. The adjoining en-suite includes a shower enclosure, low flush WC, a wash hand basin and a heated chrome towel rail. Bedroom three also features original character with two windows, ceiling coving, an original cast iron fireplace. An inner hallway leads to the Butler's staircase and down to the ground floor. Also on this level is a fourth bedroom with a window to the side elevation, and the beautifully appointed family bathroom with a freestanding contemporary bath, double shower cubicle with rainforest and handheld showers, a wash hand basin with cupboard beneath and a low flush WC, natural stone tiled flooring with underfloor heating, and a chrome heated towel rail. A boiler room houses two newly installed boilers and the hot water cylinder, providing efficient heating throughout the home. The second floor reveals two further generously sized double bedrooms and a contemporary shower room with shower enclosure, wash hand basin and a WC, all accessed via another elegant galleried landing.

### Outside

Manor Croft is set at the heart of its exceptionally private plot. Entered via a wrought iron gate, the property is enclosed by traditional walled boundaries and benefits from a sweeping driveway providing ample parking and leading to a detached, oak framed double garage with a slate roof and twin electric roller doors. There is also a rear storage room and a side lobby with stairs leading up to a spacious games room, complete with picture window overlooking the front elevation.

The gardens are a particular feature of the property, wrapping around three sides and offering a series of beautifully designed outdoor spaces including shaped lawns, an original pond with water feature, a wild garden area and a peaceful, walled kitchen garden with raised beds, a water feature and log store. Multiple patio and entertaining terraces provide ideal spaces for outdoor dining and relaxation, while an oak-framed garden room offers further versatility. A large raised terrace runs along the rear of the property, perfectly positioned to make the most of the landscaped, south-facing garden.

### Location

Stoneygate has long been recognised as one of Leicester's prime suburban addresses, and Ashfield Road in particular by virtue of its peaceful location, as one of the very best addresses within the locality. The position provides convenient access to the city centre approximately two miles north with its wide range of shopping facilities, mainline railway with links to London St Pancras in just over an hour, professional and cultural quarters. Popular schooling in the state and private sectors are in close proximity, along with neighbourhood shopping facilities found along the fashionable Francis Street/Allandale Road parades.

**Tenure:** Freehold. **Listed Status:** None.

**Local Authority:** Leicester City Council, **Tax Band:** G

**Conservation Area:** Stoneygate.

**Services:** All mains services, gas-fired central heating & some underfloor heating.

**Broadband delivered to the property:** Fibre, speed unknown.

**Construction:** Believed to be Standard.

**Wayleaves, Rights of Way & Covenants:** Yes, further information available upon request.

**Flooding issues in the last 5 years:** None our Clients are Aware of.

**Accessibility:** No specific accessibility modifications made.

**Planning issues:** Yes, kitchen extension & garage building regulations, further information available upon request.









**Approximate Gross Internal Area 4469 sq ft - 415 sq m  
(Excluding Garage)**

Cellar Area 488 sq ft – 45 sq m

Ground Floor Area 1738 sq ft – 162 sq m

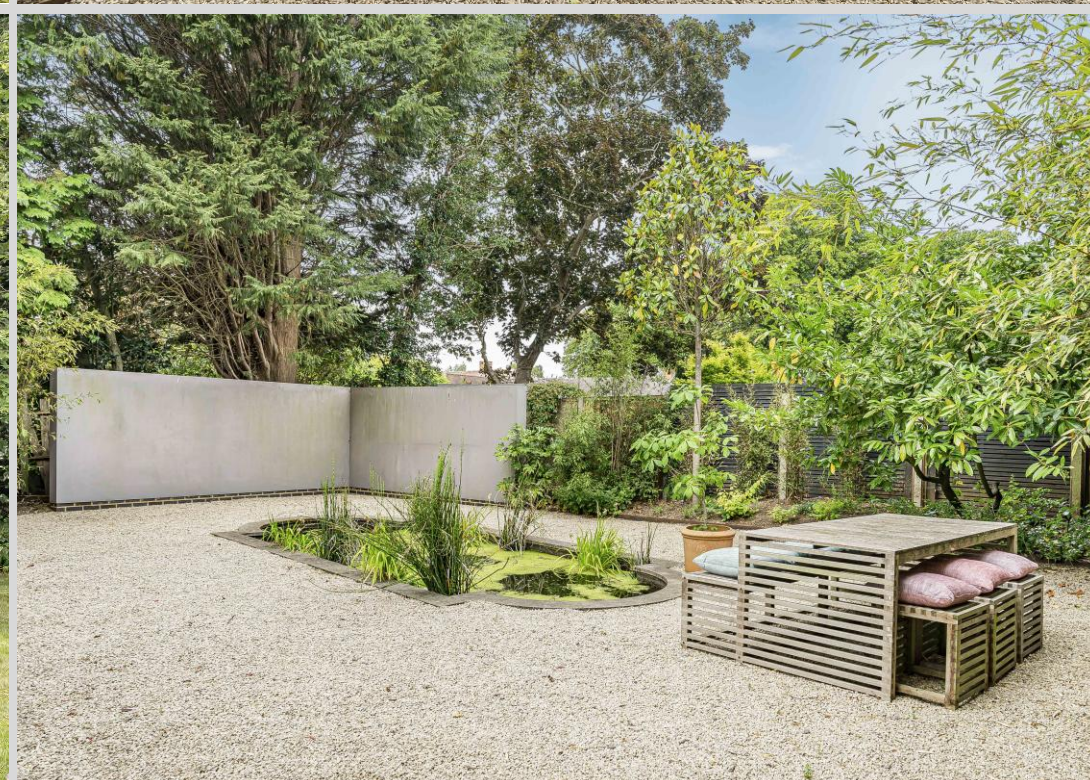
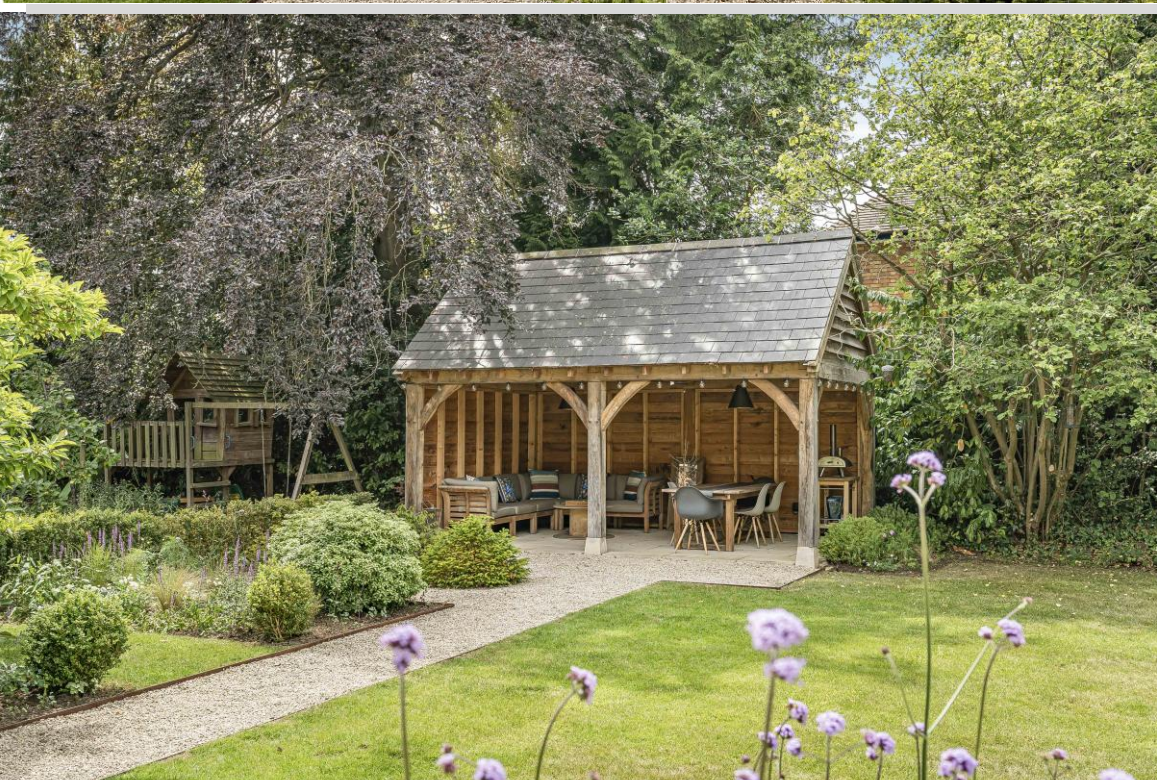
First Floor Area 1549 sq ft – 144 sq m

Second Floor Area 694 sq ft – 64 sq m

Garage Area 742 sq ft – 69 sq m









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#### Measures 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.

