

STONEYEND

HOUGHTON ON THE HILL
LEICESTERSHIRE

GUIDE PRICE £750,000



JAMES
SELICKS

Stoneyend is a charming, Grade II Listed home. Originally multiple houses previously named Aldersydes, this large building was converted into one property in the mid-twentieth century and was a shop for the majority of the time from the 1880's to the 1950's as well as being residential, occupied for many years by a wealthy farming family headed by the pre-eminent Joseph Iliffe who also held the position of Constable and Churchwarden within the village.

Entrance hall • kitchen • two reception rooms • dining room • utility/cloaks • downstairs cloakroom • study • conservatory • two staircases • three double bedrooms • single bedroom/nursery • family bathroom • en-suite • double garage • summerhouse • predominantly triple glazed •

Location

Houghton on the Hill is located approximately seven miles due east of the city centre and is surrounded by some of Leicestershire's most attractive rolling countryside; it offers a wide range of local facilities including village store, pharmacy, post office and social amenities.

Accommodation

The traditional front door is rarely used, with everyday access instead via the rear stable door, which opens into a welcoming hallway. To the left-hand side, there is a utility/cloaks area with plumbing for a washer and dryer, as well as space and plumbing for a dishwasher. To the right, you'll find the country-style kitchen, finished in soft off-white cabinetry with contrasting black handles. This room combines charm and practicality, featuring a Falcon oven, induction hob, and extractor hood, along with both a large pantry cupboard and a pull-out pantry. The kitchen also serves as a dining/breakfast room and includes a secondary staircase leading up to a versatile bedroom or sitting room.

From the hallway, you step into the first reception room, a warm and inviting space centred around an Inglenook fireplace with an inset log-burning stove. Exposed wooden beams and original joinery highlight the home's character, while an internal window looks through to the conservatory. A ground floor cloakroom is also conveniently located just off this area. The conservatory, added by the current owners, is a beautiful addition that seamlessly connects to the garden. With large windows providing panoramic views of the grounds, it's a light-filled space that can be enjoyed year-round.

From the snug, a small inner hallway leads to the original front entrance, continuing through to the formal dining room. This charming room features another Inglenook fireplace, exposed beams, and an internal window looking into the conservatory. There's also access to a study, with large windows, fitted storage and a doorway back into the conservatory. The formal living room completes the ground floor, a beautifully proportioned space with a log burner, creating the perfect cosy retreat for family evenings.

A wide staircase leads you to the first floor. The principal double bedroom boasts fitted wardrobes and pleasant views across the surrounding gardens. Bedroom two is another well-proportioned double, featuring a useful study or dressing area, garden views and an en-suite shower room with WC, wash basin and an airing cupboard. Bedroom three, currently arranged as a first-floor sitting room, is a particularly charming feature of the home. This dual-aspect room enjoys delightful views over the gardens and can be accessed independently via the secondary staircase. Bedroom four is a cosy single room with built-in storage, perfectly suited for use as a child's room, nursery, or home office. Completing the first floor is the family bathroom, tastefully fitted with a panelled bath, shower enclosure, vanity wash basin and WC.





Outside

To the side of the property, a spacious block-paved driveway provides ample off-road parking and leads to a gravelled area giving access to a detached double garage. The garage, with power and lighting has a loft space above, offering excellent additional storage. A walled boundary with a gated entrance offers discreet bin storage. The garden is an exceptional feature of the property, generous, mature and wonderfully private. Predominantly laid to lawn, it is beautifully framed by established shrubs and well-planted borders. A patio terrace extends to the rear of the house, perfect for outdoor dining and entertaining, while a charming nature trail winds through the right-hand side of the garden. This area leads to a timber shed, a summerhouse set upon a further patio, and a covered well, which presents the opportunity to be revealed and transformed into a unique garden feature in the future.

Tenure: Freehold.

Local Authority: Harborough District Council

Tax Band: G

Listed Status: Grade II

Conservation Area: Tree Conservation.

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Full Fibre Broadband.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

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

Accessibility: Two small steps to front door. Back entrance has slight ramp to stable door.





Main Street, Houghton On The Hill, LE7

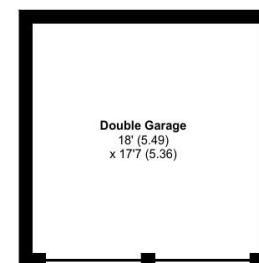
Approximate Area = 2418 sq ft / 224.6 sq m

Garage = 315 sq ft / 29.2 sq m

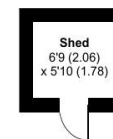
Outbuilding = 76 sq ft / 7.1 sq m

Total = 2809 sq ft / 260.9 sq m

For identification only - Not to scale

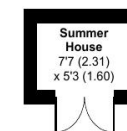


Double Garage
18' (5.49)
x 17'7" (5.36)



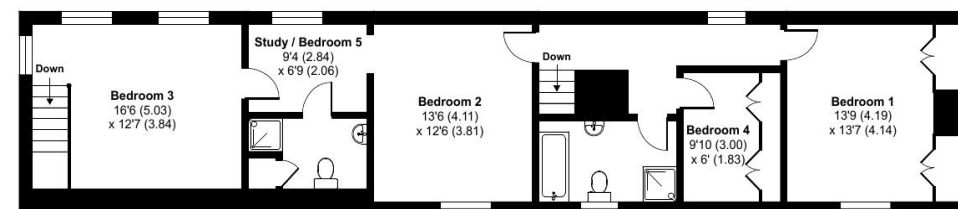
Shed
6'9" (2.06)
x 5'10" (1.78)

OUTBUILDING 1

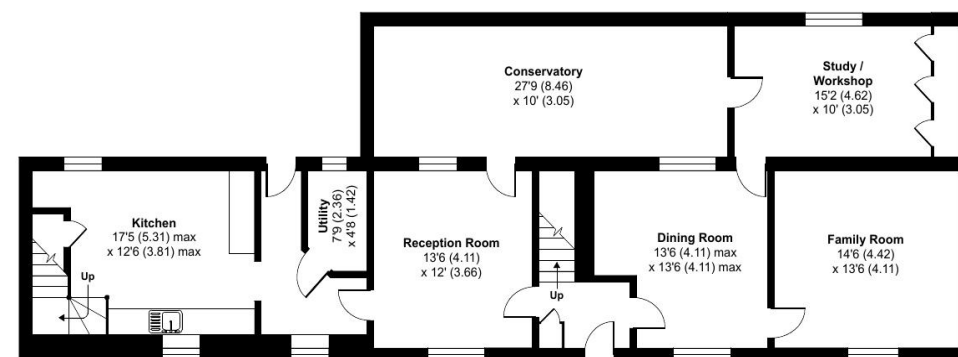


Summer House
7'7" (2.31)
x 5'3" (1.60)

OUTBUILDING 2



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for James Sellicks Estate Agents. REF: 1361754

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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.

