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your property experts

# Manor House

East Leake, Nottinghamshire

- Spectacular Grade II listed detached Georgian family home
- Total floor area of approximately 6,800 square feet
- Seven-bedroom main house with three reception rooms
- Spacious self-contained two-bedroom annexe
- Oak-framed pool room housing a heated 30' swimming pool
- Beautifully established and private rear gardens
- Gated driveway and two oversized garages with a guest suite
- Located in the very heart of this sought-after Rushcliffe village



## General Description

Manor House is a spectacular detached Georgian family home of historical importance and standing, located in the heart of East Leake. Grade II listed, the property dates back to 1715 and has undergone a full and comprehensive schedule of refurbishment and upgrading works under successive owners.

The total floor area measures approximately 6,800 square feet, including a seven-bedroom main house, a self-contained two-bedroom annexe, a separate guest suite, an indoor swimming pool, and a double garage. Complemented by lovely, landscaped private gardens and a gravel-laid driveway providing off-road parking for several vehicles.







## The Main House

Comprehensively refurbished and modernised by the current and previous owners over the past 15 years, the main house is presented in immaculate condition for a property of this age. Expect to find beautifully curated, timeless interiors that are enhanced by elegant Georgian proportions and charming period features throughout.

The accommodation extends to over 4,000 square feet with living space laid over three floors. Across the first and second floors, accessed via an original split-level staircase, are seven double bedrooms, each with its own character, and three bathrooms, including a beautiful family bathroom with a slipper bath, walk-in shower, twin sinks, and a separate WC.

On the ground floor, you will find three original reception rooms comprising a 'living' kitchen, a formal dining room, and a wonderful sitting room with a beautiful Inglenook fireplace and wood-burning stove inset, as well as glazed doors leading directly out into the rear gardens.

Completing the downstairs accommodation in the main house is an impressive boot room. Extremely practical, here you will find a half cellar, a washroom, and a downstairs WC. This space links the main house to the annexe via an oak-glazed corridor.



## The Annexe

A former Victorian coach house, the self-contained annexe suite extends to over 1,000 square feet, with accommodation laid across two floors. The light-filled living space includes a sitting room, a kitchen/diner, and a useful shower room. Upstairs are two bedrooms (one large double) and a four-piece bathroom. The main living areas open onto the garden via two sets of large glazed bi-folding doors. The kitchen/diner also leads through to a beautiful indoor swimming pool.







## Pool Room and Guest Suite

Constructed approximately 10 years ago, an impressive indoor swimming pool is housed in an oak-framed and glazed pool room. The pool is approximately 30 feet long and 6 feet deep, with an insulated, 'childproof' cover. There is also a delightful seating area, providing a space to entertain with views out across the gardens.

A superb addition is the self-contained guest suite situated above the garaging. With a generous lobby on the left-hand side of the garage block, which also houses the lockable plant room for the pool, stairs rise to a spacious suite currently dressed for Airbnb rental, with a king-sized bed, a living and dining space, a modern kitchenette, and a separate contemporary shower room.

## Gardens and Grounds

The driveway is laid to gravel and block paving and wraps around the rear of the main house and gardens, leading to an impressive oak-framed garage block. There are two garages, both oversized, and one is currently open in use as a 'carport'. The second has secure timber doors to the front.

The rear gardens are a particular feature of the property. Easily accessed from living accommodation in both the main house, annexe, and swimming pool, the gardens are private and secure, bordered by a mature Copper Beech hedgerow with estate railings. There is a generous flagstone-laid seating terrace that wraps around the back of the main house and the annexe, with a covered path leading to the bottom of the garden and the driveway. There are central lawns, with beautiful, mature borders, well-stocked flower beds, and a further seating area in the bottom-right corner. To the rear elevation of the main house are two established climbing Hydrangeas.





## The Location

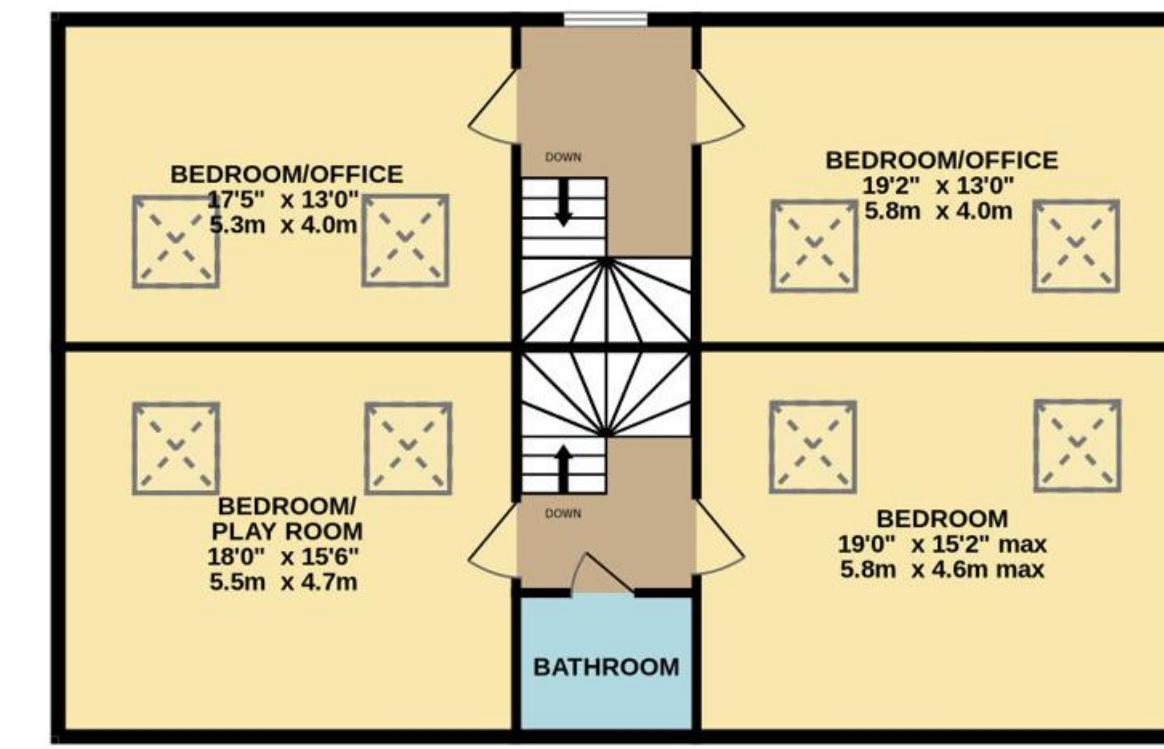
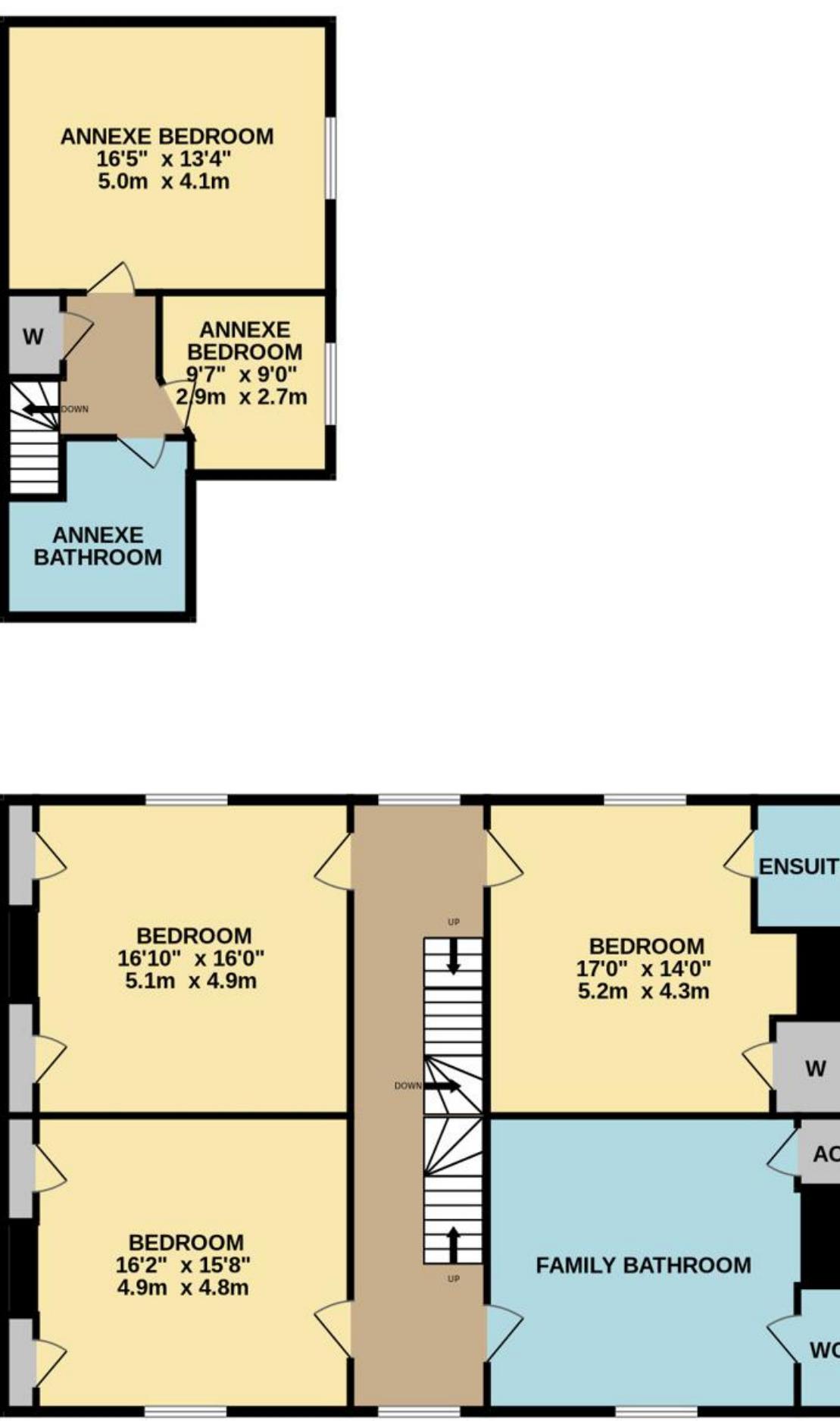
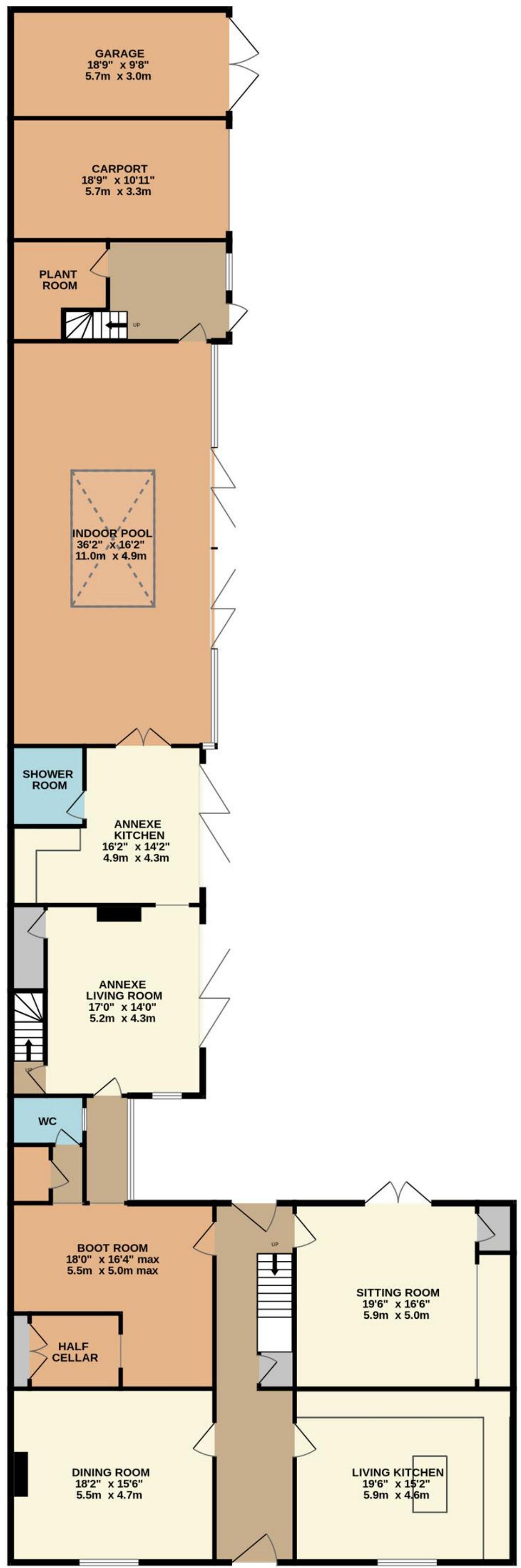
The property occupies a central village location, a short walk from the amenities in this popular and highly regarded Rushcliffe village. The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There is an array of amenities available, including a bakery, homeware shop, and florist, as well as several coffee shops, pubs, and eateries. Beautiful countryside walks are easily accessible, and you can conveniently reach Loughborough and Nottingham by car or via a regular bus service.

## Distances

Loughborough 5 miles, Nottingham 11 miles, Leicester 17 miles, and Derby 19 miles.

Loughborough Grammar and High School 6 miles, Ratcliffe College 13 miles, and Trent College 13 miles.

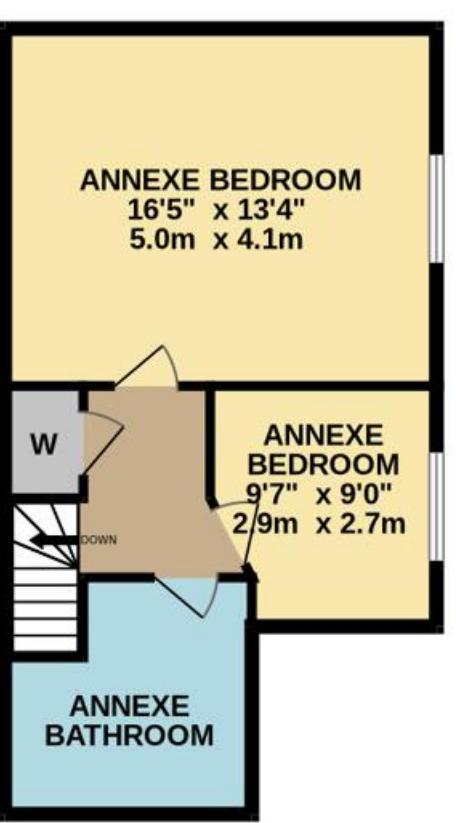
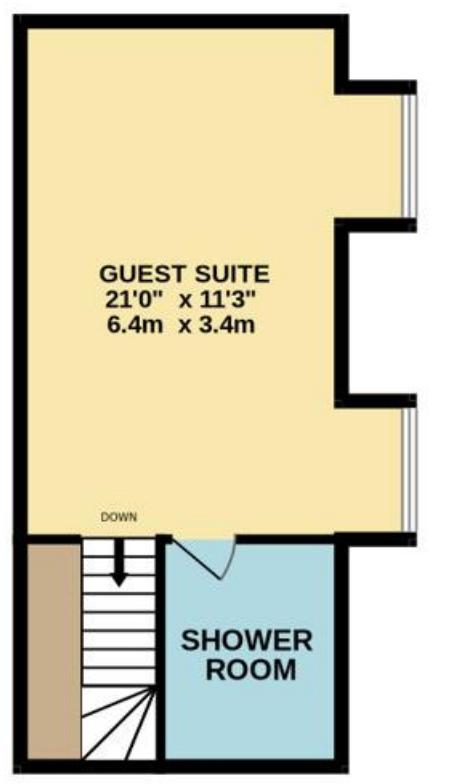
Loughborough Train Station 5 miles (trains to London St Pancras from 1 hour 14 minutes, and East Midlands Airport 8 miles. (Distances and timings are approximate).

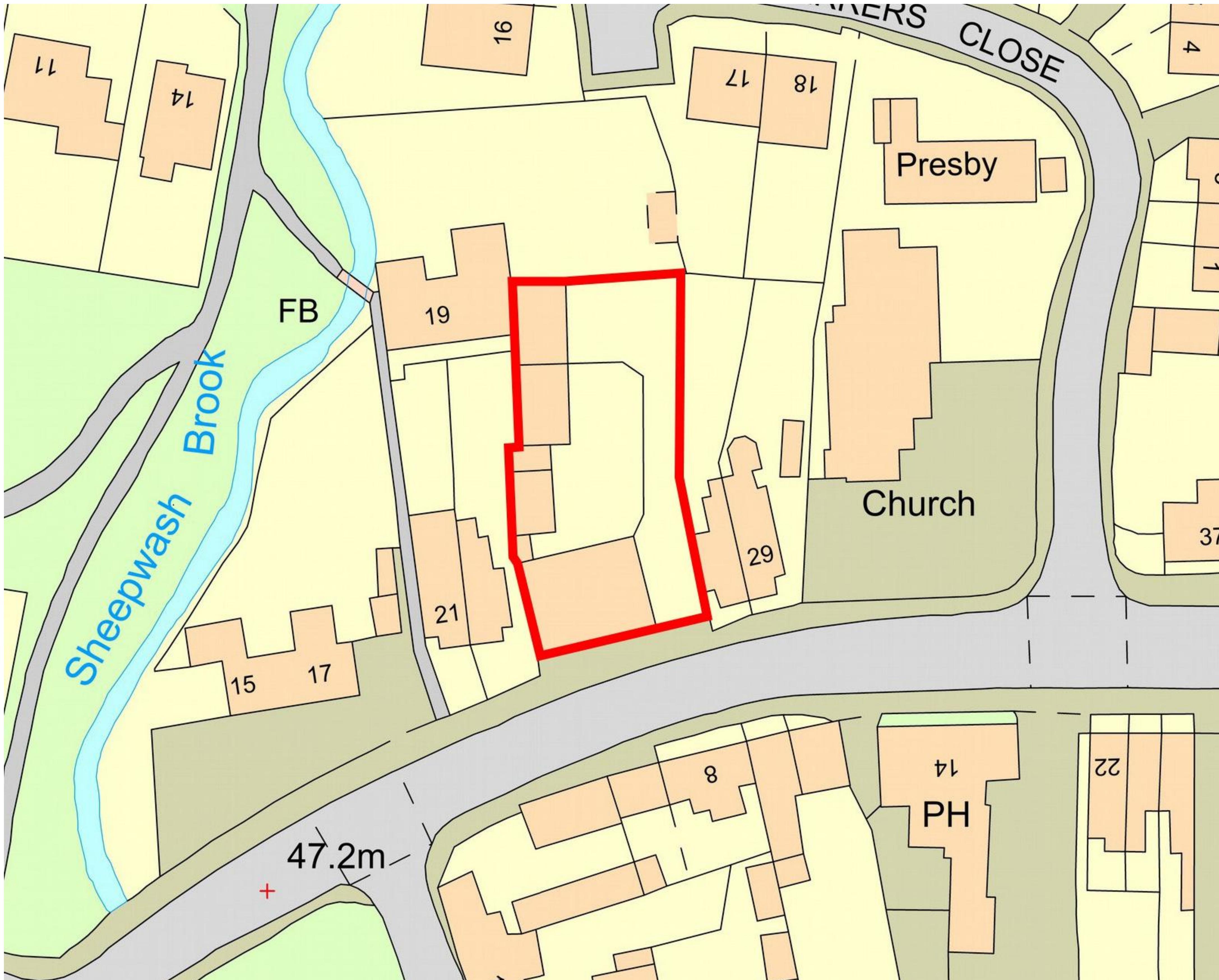


TOTAL FLOOR AREA : 6853 sq.ft. (636.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Property Information

Grade II listed. EPC Rating: C.

Tenure: Freehold.

Council Tax Band: Main House - F, Annexe - A.

Local Authority: Rushcliffe Borough Council.

## Disclaimer

We are obligated to inform the eventual purchaser that the property is owned by a partner of the firm.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.



01509 278842

[sales@smithspropertyexperts.com](mailto:sales@smithspropertyexperts.com)

[smithspropertyexperts.com](http://smithspropertyexperts.com)



