



Higham Hall, Main Street, Higham on the Hill,
Leicestershire, CV13 6AJ

HOWKINS &
HARRISON



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Main Street, Higham on the Hill,
Leicestershire. CV13 6AJ

A delightful country residence in the heart of England set within 12.35 acres. Higham Hall presents a rare chance to immerse yourself in the beauty of the countryside and own a historic piece of England.

Features

- A desirable country property
- Steeped in history, charm and character
- Set within 12.35 acres of land
- Excellent access to road network and rail
- Quality local schooling
- Delightful village location



Location

Higham Hall is located in the pretty village of Higham on the Hill, on the edge of rural Leicestershire.

Within the village there is Primary schooling. More comprehensive amenities can be found in Atherstone, approximately 5 miles, Nuneaton approximately 1.5 miles and Hinckley approximately 3 miles.

Travel Distances

Nuneaton Train Station: 2.6 miles

Hinckley: 3 miles

Coventry: 11.4 miles

Birmingham International Airport: 23 miles

Birmingham: 26 miles

East Midlands Airport: 28 miles

Schools

The Dixie Grammar Junior School: 6.5 miles

The Dixie Grammar School: 6.8 miles

Twycross House School: 8.4 miles



Description

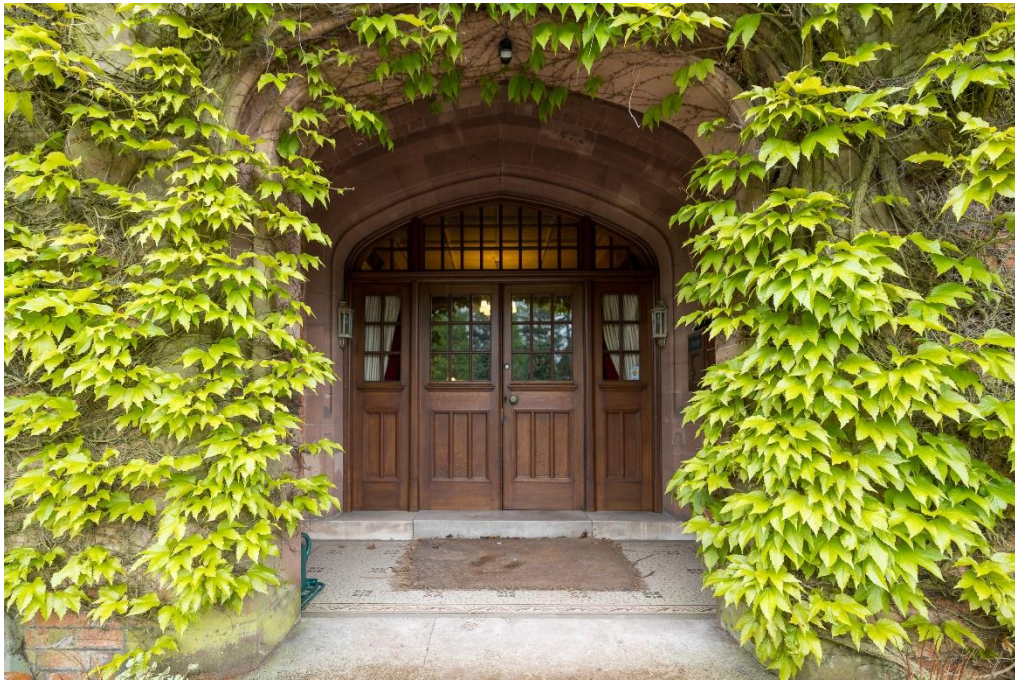
Higham Hall is a beautiful ten-bedroom Grade II country house constructed in circa 1900-02 by Architect Harry Quick for C.H Morris. Particular features of the house include a viewing tower, mullion windows, Adam style drawing room and a galleried Reception Hall with a grand fireplace.

To the outside the property benefits from manicured gardens and agricultural land extending in total to 12.35 acres. The property benefits from multiple private gated entrances, the main one leading to a large turning area giving access to the entrance hall.

There are a number of ancillary buildings to include a garage and Carriage House which includes stores and stabling.

The vendors of Higham Hall also own West Hall, a connecting property. Should the purchaser of Higham Hall be interested in West Hall that is a possibility. Please note West Hall is not currently on the market.





General Information

Tenure

The property is owned freehold.

Possession

Vacant possession will be provided upon completion

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Energy Rating

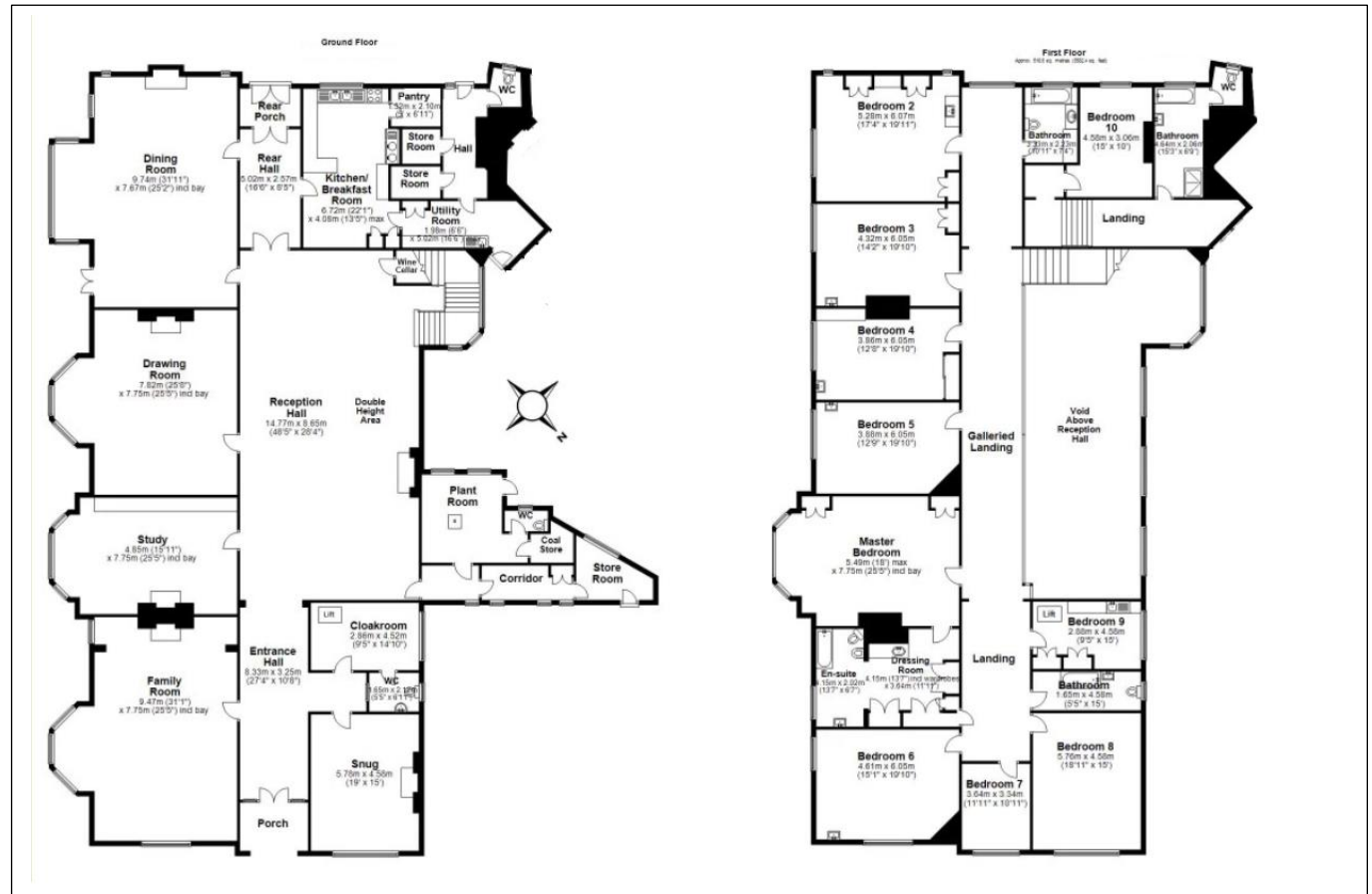
Higham Hall is exempt from EPC regulations due to the listed status.

Condition

The property has been maintained to a good standard with a schedule of works regularly undertaken. The internals of the house are to a certain extent dated and would benefit from modernisation subject to all relevant planning policy.

Services

The property benefits from mains electric, mains gas and private sewerage.



Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of any wayleaves, easements, and rights of way that may exist at the time of sale, whether disclosed or not.

Anti Money Laundering Regulations

Under the money laundering directive (S12017/692) we are required under due diligence as set up under HMRC to take full identification (e.g. photo ID and recent utility bill as proof of address). When a potential purchaser submits an offer for a property please be aware of this and have the information available.

Data Room

Please request a unique link to the properties' data room where you will find a better quality version of the floor plan / site plan, further photographs.

Floorplan

Howkins & Harrison prepare these plans for reference only. They are not to scale.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel: 01827-718021 Option 1.

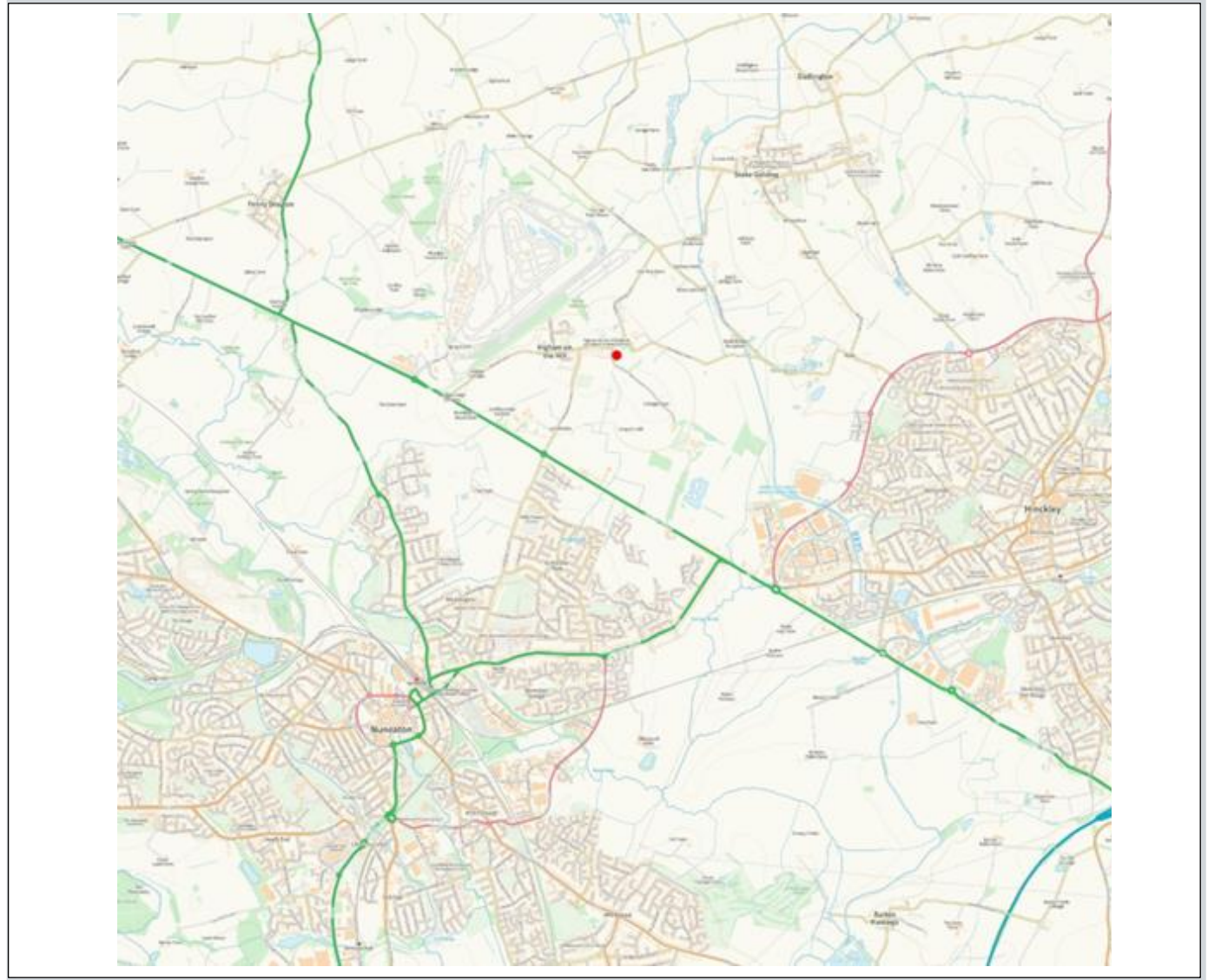
Please contact:

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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. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. 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.