



The Old School, 54 Main Street, Burrough On The Hill, Leicestershire, LE14 2JQ
Asking Price £595,000



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The Old School, 54 Main Street, Burrough On The Hill, Leicestershire, LE14 2JQ

Tenure: Freehold

Council Tax Band: E (Melton)



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A detached character house with 2 Reception Rooms, 4 Double Bedrooms, Wet Room and detached Garage situated in a spectacular and rarely available rural location, taking in stunning, panoramic views over the surrounding undulating countryside.



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The Old School dates back to 1873 with later extensions and offers well proportioned accommodation which benefits from gas fired central heating.

The interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Sitting Room with log-burning stove, Breakfast Kitchen, Rear Hall, WC, Rear Porch, Dining Room, Inner Hall, Wet Room, Utility, 2 Double Bedrooms; **FIRST FLOOR:** 2 further Double Bedrooms.

OUTSIDE there is a detached Garage, driveway providing off-road parking for a number of vehicles and very private gardens with an office/artist studio.

The property is situated close to Burrough Hill Country Park, one of the most striking and historic features in the landscape of eastern Leicestershire, the site of an Iron Age hill fort, home to diverse wildlife habitats and varied areas to visit.

GROUND FLOOR

Entrance Hall 1.55m x 1.55m (5'1" x 5'1")

Timber main entrance door with four glass panels, radiator, quarry tiled floor, window to side elevation, ornate timber door leading to Sitting Room.

Sitting Room 10.69m max x 4.52m max (35'1" max x 14'10" max)

An imposing reception room featuring 10-foot ceiling, log-burning stove set on raised hearth within brick surround with elegant timber mantel, two radiators, stairs leading to first floor, three windows to front elevation and opening to Inner Hall.

Breakfast Kitchen 3.68m x 3.76m (12'1" x 12'4")

Attractive rustic kitchen fitted with a range of painted floor and wall mounted timber units with timber work surfaces, inset double drainer sink with mixer tap, inset eye level electric oven and 4 ring gas hob with extractor hood above.

There is undercounter space and plumbing for dishwasher.

Tiled splashbacks, radiator, window providing beautiful rural views, internal door leading to Rear Porch.

Rear Hall 1.60m x 1.12m (5'3" x 3'8")

Internal doors to Dining Room, WC and Rear Porch.

WC 2.24m x 2.11m (7'4" x 6'11")

White suite comprising low level WC and wash hand basin with storage beneath, radiator, window to side elevation.

Dining Room 3.96m x 2.36m (13'0" x 7'9")

Radiator, picture window providing panoramic views over the valley, sliding patio doors giving access to side paved patio area.

Rear Porch 1.68m x 1.45m (5'6" x 4'9")

UPVC construction with dual aspect windows and two external doors to side elevation.

Inner Hall

(off Sitting Room)

Internal doors to Wet Room, Utility, Bedrooms One and Two.

Wet Room 2.41m x 1.78m (7'11" x 5'10")

Entrance Area includes built-in airing cupboard with hot water cylinder and leads to a fully tiled Wet Room which features contemporary white suite of concealed cistern WC and wall mounted hand basin, shower area with wall mounted shower and floor drain, upright radiator, extractor fan and small window. Underfloor heating.

Utility 2.03m x 1.42m (6'8" x 4'8")

Fitted worktop with inset single drainer stainless steel sink and space and plumbing for washing machine beneath, Worcester gas fired central heating boiler, radiator, dual aspect windows to side and rear elevations, external door to side elevation.

Bedroom One 4.47m x 2.97m (14'8" x 9'9")

Fitted wardrobes, radiator, window to side elevation,

Bedroom Two 4.47m max x 3.48m max (14'8" max x 11'5" max)

('L'-shaped)

Radiator, two windows to side elevation, sliding patio doors leading to rear terrace.

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FIRST FLOOR

Landing Area 0.84m x 0.89m (2'9" x 2'11")

Fitted storage cupboard, doors to Bedrooms Three and Four.

Bedroom Three 3.84m x 2.95m (12'7" x 9'8")

Fitted cupboard to one wall, radiator, fitted eaves storage, window to front elevation.

Bedroom Four 3.81m x 3.45m (12'6" x 11'4")

Radiator, fitted eaves storage, window to rear elevation.

OUTSIDE

Detached Garage 4.93m x 3.73m (16'2" x 12'3")

Light and power, electric up and over door.

Home Office / Artist Studio 2.79m x 3.05m (9'1" x 10'0")

Within the gardens, there is a detached timber Home Office / Artist Studio with light and power connected.

Gardens & Grounds

The property occupies a very private plot screened by mature trees and bounded by established hedging.

To the side of the house there is a concreted area with inset specimen conifers which provides off-road parking for a number of vehicles.

The wrap-around gardens are mainly laid to lawn, with a paved seating area to side elevation making the most of the breath-taking views.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Ultrafast

Mobile signal availability:

Indoor: EE, Three, O2 - voice and data limited;

Vodafone - none;

Outdoor: EE, Three, O2. Vodafone - voice and data likely.

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

PROPERTY NOTE

Please note this unlisted property requires a degree of refurbishment and modernisation.

BURROUGH ON THE HILL

Burrough on the Hill is a delightful Leicestershire Conservation Village and full of interesting properties. Within the village there is a church and a bus service to Melton Mowbray.

There is a primary school in Great Dalby and a free bus service collects the children every morning and returns them every evening. For those seeking

secondary and higher education there is a similar bus service to Melton Mowbray. For private education there is a choice of good schools within the area, particularly at Oakham, catering for boys and girls of most ages.

For commuters the village is conveniently located within easy driving distance of a number of centres including Melton Mowbray, Oakham, Leicester and Nottingham. Motorway access is also within easy distance as the M69 at Leicester links into the M1 and M6. In addition, there are British Rail terminals at Oakham and Melton Mowbray with services to Peterborough, Birmingham and London, Kings Cross.

Leicestershire is well served for leisure and sporting activities, being home to Leicester Tigers Rugby Club, Leicester City FC and Leicestershire Cricket Club.

Rutland Water is about 10 miles away offering sailing, windsurfing and fishing.

Burrough on the Hill is on the edge of both the Cottesmore and Quorn Hunt country.

COUNCIL TAX

Band E

Melton Mowbray District Council. Telephone 01664 502502

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INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not

constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers 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 Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

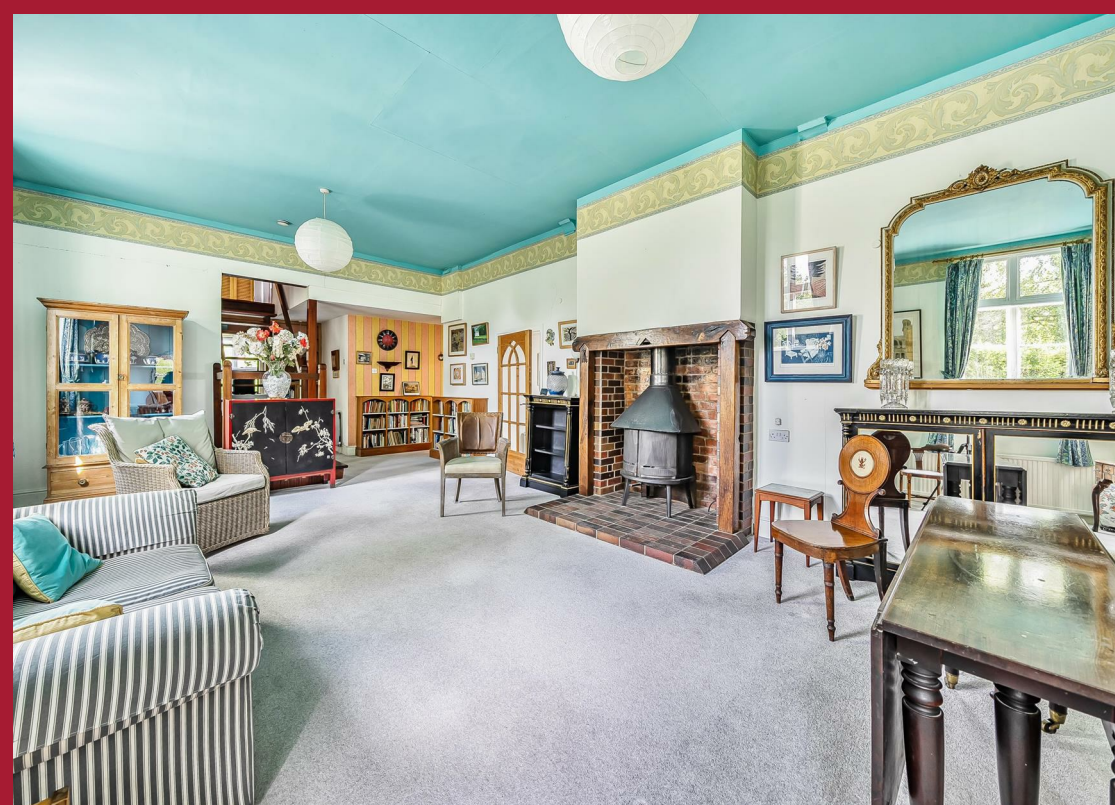
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given

without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.









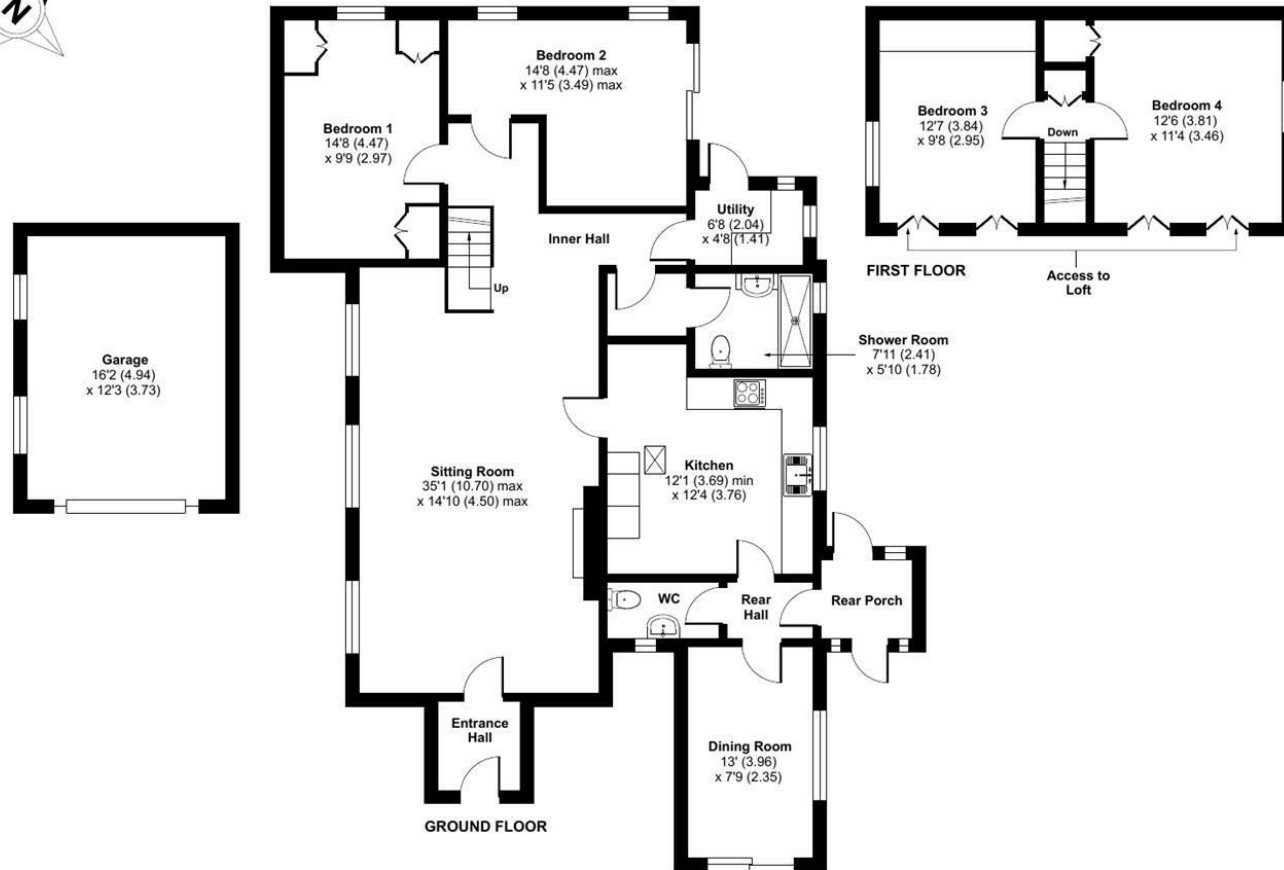






Approximate Area = 1571 sq ft / 146 sq m
Garage = 198 sq ft / 18.3 sq m
Total = 1769 sq ft / 164.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1295301



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		52	81
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

