

# HALSTEAD HOUSE FARM

TILTON ON THE HILL, LEICESTERSHIRE



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LISTED BUILDINGS

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Halstead House Farm presents an extremely rare and exciting opportunity to acquire a superb Grade II Listed, Georgian farmhouse with outbuildings situated on a wonderful, elevated position on the edge of a popular village. The total plot is approximately 25 acres, and the property boasts planning and listed building consent for the creation of six new barn conversion dwellings.

Grade II Listed Georgian Farmhouse requiring modernisation • High ceilings, sash windows & period features throughout • Three reception rooms, seven bedrooms & three bathrooms over three floors • Outbuildings • Planning consent for the creation of six additional residential barn conversions • Spectacular elevated position affording undulating countryside views • Popular east Leicestershire village • Total plot of approx. 25 acres •

#### Existing Farmhouse

Halstead House Farm is an attractive three-storey Grade II Listed dwelling, possessing a wealth of period features to include high ceilings, sash windows, Inglenook fireplaces and stunning views to the front over the gardens and land. The property requires modernisation, and has spacious accommodation boasting three receptions room, seven bedrooms and three bathrooms extending to approximately 2282 Sq. Ft or thereabouts.

#### Outside

Adjoining the house is the former stables and outbuildings, which offer further opportunity as a home office, studio, or ancillary accommodation to the main house, subject to the necessary planning consents.

There are formal gardens to the south of the house, with two fishponds and fabulous views over rolling countryside. The land extends to 25 acres, or thereabouts, in total.

#### Location

The property is in Halstead, a hamlet just outside the village of Tilton on the Hill to the east of Leicester, two miles north of the A47 Leicester.

Tilton on the Hill offers a public house, playgroup and parish church. A wider range of facilities are available within Billesdon 2 miles, Oakham and Uppingham 8 miles, Leicester 10 miles and Market Harborough 12 miles distant which offers mainline rail connections to London St Pancras in approximately one hour.

Local popular schooling is available both in the state and private sectors including Leicester Grammar and Stoneygate School in Great Glen together with well-regarded schools at Uppingham and Oakham.







**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Tax Band:** G

**Listed Building Entry Number:** 1361002 (Halstead House)

**Listed Building Entry Number:** 1180213 (Animal feed mill)

**Services:** Mains water along a private line. Three phase mains electricity. Private drainage to a large capacity Klargestar, which currently serves three dwellings. \*Please note services have not been tested.

**Title Number:** LT431826

**Public footpaths:** We understand that a public footpath runs along the length of the lane and around the western boundary of the yard. Purchasers to verify this through their legal representation.

#### **Satnav Information**

The property's postcode is LE7 9DJ and can be found at the end of a country lane, positioned off Oakham Road, as identified by our agents for sale board.

**\*Please note** We as agents do not have information relating to the build costs associated with the construction of the proposed scheme. Proposed purchasers are encouraged to seek independent guidance relating to material and construction costs before committing to a purchase.









### Planning Consent

Planning consent (19/02009/FUL) and Listed Building Consent (19/02010/LBC) was granted on 21st September 2021 for the demolition of five agricultural buildings and the conversion and extension of five former agricultural buildings and a wedding venue to create six new dwellings, including landscaping, parking and access. A Purchasers Pack is available on request containing all the planning documents, or they can be downloaded from [www.harborough.gov.uk](http://www.harborough.gov.uk). Planning reference 19/02009/FUL.



### Proposed Plots

The six proposed new dwellings range between two to five bedrooms, some single and some two storey, mostly working within the existing footprints of the buildings, however on plot 1 there is a single storey extension proposed. The new dwellings are arranged around a listed former feed mill within the farmyard, which adjoins the proposed plot 4.

Plot 1 – A two bedroom, two storey house of approximately 1227 Sq. Ft

Plot 2 – A five bedroom, two storey house of approximately 3799 Sq. Ft

Plot 3 – A three bedroom, two storey house of approximately 2680 Sq. Ft

Plot 4 – A three bedroom, two storey house of approximately 1840 Sq. Ft

Plot 5 – A three bedroom, single storey house of approximately 1657 Sq. Ft

Plot 6 – A three bedroom, single storey house of approximately 1367 Sq. Ft

**\*Please note** All gross internal areas above are from the architect's plans, which do not allow for the dry lining and insulation.

Vehicular access would be from the existing lane, with a driveway and parking for the farmhouse to the west. Vehicular access for plots 2-6 would stretch the length of the north-western elevation. Plot 1 would be accessed via the farmstead's existing archway adjacent to the farmhouse.

### Purchasers Pack

A Purchasers Pack is available on request and contains all the relevant planning documents.



**Existing Farmhouse**

TOTAL FLOOR AREA : 2282sq.ft. (212.0 sq.m.) approx.

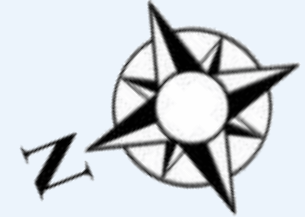
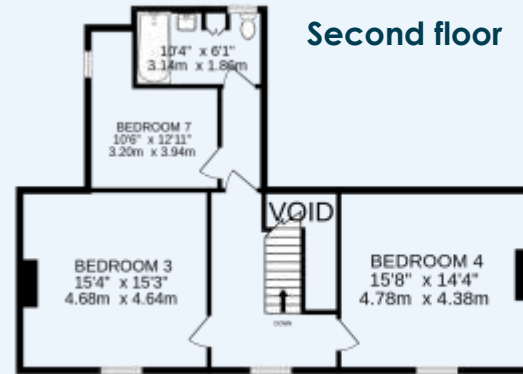
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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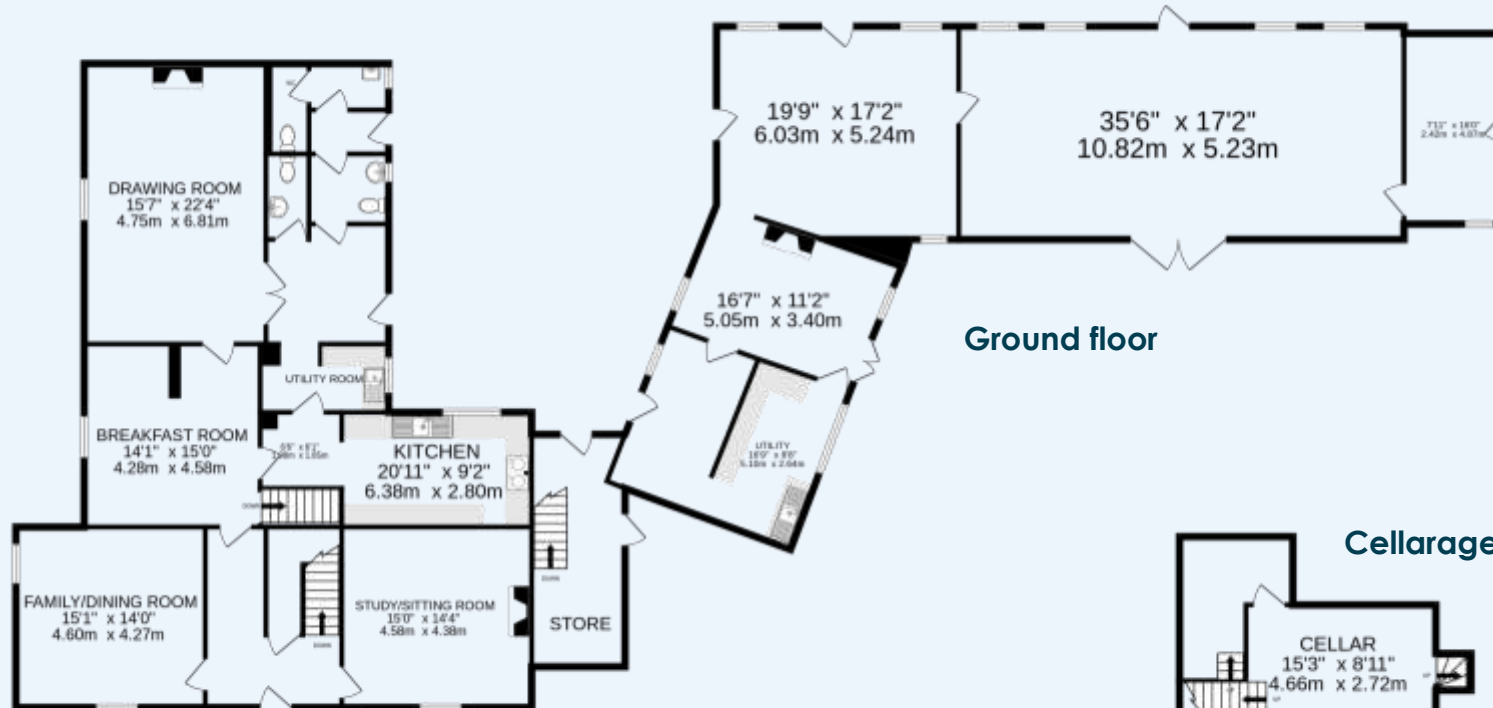
**First floor**



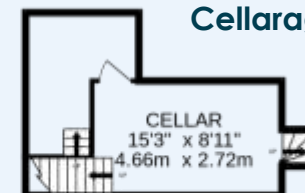
**Second floor**



**Ground floor**



**Cellarage**



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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.



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