

The Old School

MAIN STREET, ILLSTON ON THE HILL, LEICESTERSHIRE



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Dating back to 1848, this charming and characterful family home was previously the village schoolhouse for just under a century before its conversion. Having been lovingly looked after for the last 50 years, it is thought suitable for remodelling and refurbishment and located in the sought after Conservation village of Illston On The Hill which is situated amongst some of east Leicestershire's finest rolling countryside.

Detached Victorian former schoolhouse • Retains many period features • Three reception rooms & Kitchen • Three bedrooms • Bathroom & Separate WC • Deep mature rear gardens • Driveway, single integral garage & outbuilding • Sought after east Leicestershire village • No upward chain •

Accommodation

This charming Victorian former schoolhouse was erected in 1848, to accommodate the educational needs of children in Illston and the neighbouring village of Carlton Curliu. It remained an important aspect of village life for nearly a century, until it was closed in 1947 and later converted into a residential dwelling in 1958. This wonderful family home does offer the scope for extension, adaptations and modernisation, if required, subject to the necessary planning consents.

The Old School is entered via a gothic style arched porch with stone mouldings and a date plaque above the door. The porch has a tiled floor, windows either side and the hallway can be accessed via a further door. This boasts a secondary glazed arched window to the front elevation.

The sitting room has a lovely dual aspect with windows to the side and an arched feature window to the front. A drawing room off the hallway provides space for a snug/playroom/study and is open to the dining room to the rear of the property, with sliding patio doors giving access to the garden beyond.

The kitchen benefits from an extensive range of white eye and base level cabinets, shelves and drawers with roll edged laminate worktop over providing ample preparation space. A double stainless-steel sink is positioned under one of the two windows looking out to the deep lawned rear gardens. Appliances include a Creda freestanding oven and hob, a freestanding under counter fridge. There is a breakfast bar area offering a space for casual dining, opposite is the oil-fired boiler. A door provides access to a rear entrance, and in turn the rear garden. A personal door into the single integral garage and stairs rising to the first floor with a handy storage cupboard beneath.

Stairs rise to the first-floor landing which has two windows to the rear and gives access to the bedroom accommodation. To the right is the master bedroom benefitting from a built-in double wardrobe, a secondary glazed window to the front and small alcove over the stairs for storage. Bedrooms two and three both have secondary glazed windows to the front and fitted wardrobes. The bathroom has wood effect lino flooring, ample storage cupboards and a cupboard housing the hot water tank. A secondary glazed window is to the rear elevation, and there is a sink with mirror over, and a walk-in shower cubicle with tiled walls. A separate WC has lino flooring, a low flush WC and a window to the side.

Outside

To the front the property has a hard landscaped frontage with a driveway for one vehicle in front of the single integral garage, which has power and lights. Gravelled areas flank a path leading to the porch. To the rear is a deep, mature and immaculately kept garden mainly laid to lawn with deep flowerbeds with mature established shrubs and trees. In addition, there is an outbuilding housing the oil tank, which also provides further storage.





Location

Illston On The Hill is a small village and parish lying seven miles north of Market Harborough. The village has a strong sense of community with a strong farming heritage and a population in the 2011 Census at 179. The main road into the village is a dead end creating a relatively traffic free environment. The village has a small public house, popular with the villagers' and a parish church.

A wider range of amenities can be found in the nearby village of Billesdon which includes a village store, GP surgery, post office and a school. Market Harborough to the south provides a wider range of facilities catering for all day-to-day needs, with independent shops and a mainline rail station giving access to London St. Pancras in around an hour.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: Yes, Illston Conservation Area

Tax Band: E

Services: The property is offered to the market with all mains services and oil-fired central heating.

Broadband delivered to the property: Assumed FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way, Easements & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. Rails to the stairs. Step up to the front door.

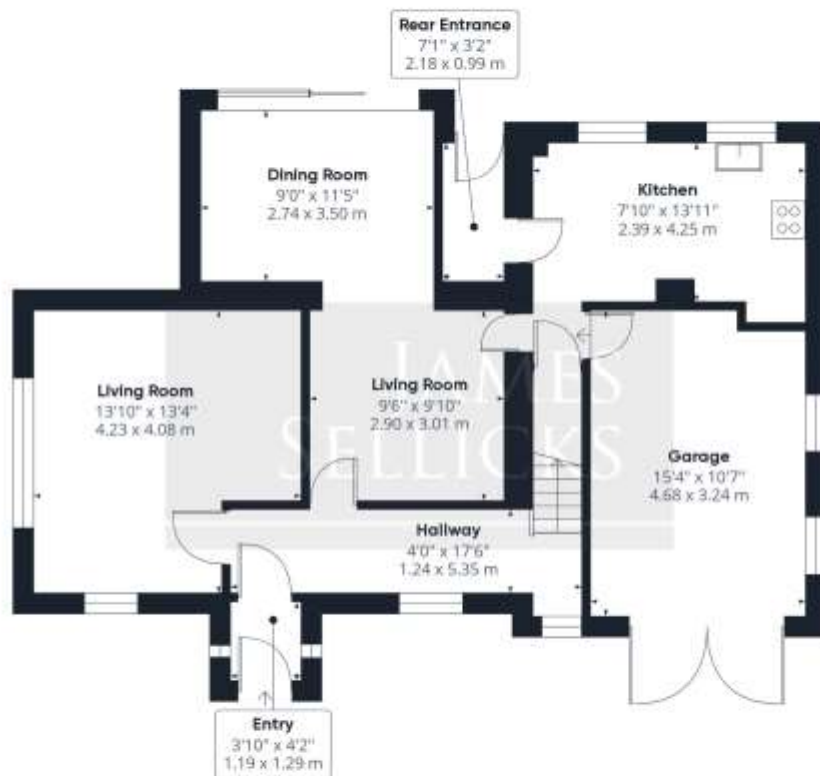
Planning issues: None our clients are aware of

Satnav Information

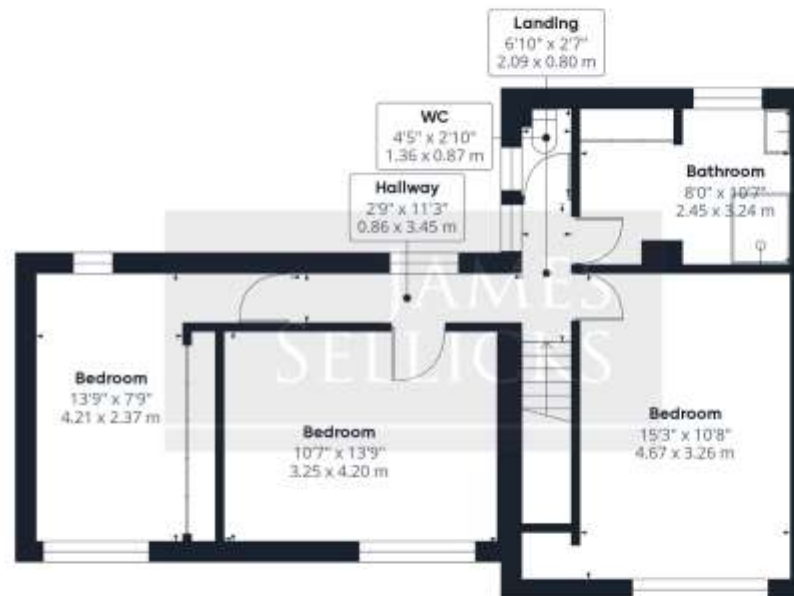
The property's postcode is LE7 9EG, and house name The Old School.





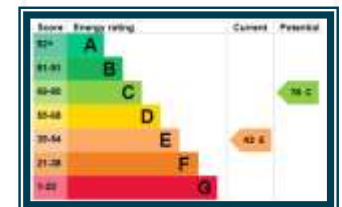


Floor 1 Building 1



Floor 2 Building 1

Approximate total area[†]
1422.22 ft²
132.13 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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