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Yew Tree House

SADDINGTON, LEICESTERSHIRE



Nestled in the highly sought-after and picturesque village of Saddington, amidst the gently rolling Leicestershire countryside, this remarkable Grade II Listed home combines timeless period charm with spacious family living. Showcasing a striking Victorian red-brick façade and a captivating former chapel addition, the property retains a wealth of character through its original internal doors, stained-glass windows, and fine architectural detailing, all complemented by four generous double bedrooms and the versatility of potential annexe accommodation.

Grade II Listed Victorian home with striking former chapel conversion • Four double bedrooms, including a private barn-annexe bedroom • Bespoke hand-built kitchen with granite worktops, Falcon range cooker, and Fisher & Paykel dual-drawer dishwasher • Dramatic chapel living room with vaulted ceiling, arched windows, rare Norwegian tiled log burner, and antique chandelier • Multiple reception rooms including a study, dining room, conservatory, and library/reading room • Period features throughout: original pine doors, sash windows, stained glass, timber staircase, exposed beams • Three bathrooms: two with roll-top baths, plus ensuite shower room • Cellar and utility room • Gated block-paved driveway with off-road parking • Private courtyard-style garden with two paved terraces and mature planting •

Accommodation

In the postcard-perfect village of Saddington, embraced by the rolling hills of the Leicestershire countryside, stands this remarkable Grade II Listed home—an exquisite blend of Victorian refinement and the dramatic architecture of a former chapel. Rich in history and brimming with character, it offers four generous double bedrooms, a host of original features, and the versatility of potential annexe accommodation, all within walking distance of the village pub, church, and countryside walks.

A handsome six-panel Victorian front door opens to a welcoming hallway where a timber-panelled staircase, four-panel pine doors, dado rail, and stained-glass window create an immediate sense of heritage. To the left, the study offers a peaceful work or reading space with an original sash window, green log burner set within a pine surround, and twin built-in cupboards. To the right, the elegant dining room features deep skirting boards and an open fireplace, with double doors leading to both the conservatory and the breathtaking chapel living room.

This former chapel is the heart of the home—a soaring vaulted ceiling, arched windows spilling natural light across the room, a rare Norwegian tiled log burner at its centre, and an antique brass chandelier glinting overhead create a space that is as inviting as it is dramatic.

The bespoke hand-built kitchen is a marriage of style and practicality, with solid timber cabinetry, granite worktops, a stainless steel one-and-a-half bowl sink, a Falcon range-style cooker with five-ring gas hob, and a Fisher & Paykel dual-drawer integrated dishwasher. Traditional tiled flooring, lantern windows, and a door leading to the cellar—housing the Worcester Bosch combi boiler—add to its character. The adjoining conservatory, with two sets of French doors to the garden, is bathed in light and warmed by a corner log burner.

Flowing from the kitchen is the converted barn, now a warm and inviting library with solid oak flooring, exposed timber beams, bespoke shelving, a log burner, and French doors opening to the garden. A private staircase leads to a charming double bedroom with two skylight windows, exposed A-frame beam, eaves storage, and a side-facing window.

The ground floor also offers a beautifully styled bathroom with painted timber floorboards, exposed beam, roll-top bath with central tap and handheld shower, high-level WC, pedestal wash basin, and heated towel rail, as well as a separate utility room with space and plumbing for a washing machine and tumble dryer.

Upstairs in the main house, the principal bedroom enjoys a sash window to the front elevation and an ensuite shower room with ceramic tiled flooring and walls, heated towel rail, low-level WC, vanity basin, and enclosed shower. Two further double bedrooms—one currently used as a dressing room with a wall of fitted wardrobes—are served by a period-inspired bathroom with chequerboard tiled floor, traditional-style toilet, iron washstand with basin, claw-foot roll-top bath, and separate shower enclosure.





Outside

The property's red-brick frontage blends seamlessly into the chapel's arched windows, framed by mature shrubs and planting. A block-paved driveway, tucked behind timber gates, offers off-road parking. The courtyard-style garden is a tranquil retreat, with a lower paved terrace for outside dining, steps leading to a raised patio, brick walls for privacy, and an abundance of greenery, perfect for summer evenings and entertaining family and friends.

Location

Saddington is a picture-postcard village in the heart of rural Leicestershire, known for its rolling countryside, charming period homes, and strong sense of community. At its heart is a welcoming pub, the Queen's Head, and a beautiful village church, both just a short stroll from the property. The surrounding lanes and footpaths offer some of the area's most scenic walks, including routes to the nearby Saddington Reservoir.

While delightfully tranquil, the village is well connected. Fleckney and Kibworth provide everyday amenities to include shops, dentists, doctors' surgeries, delicatessen, butcher, post offices, hairdressers, restaurants and sporting and social clubs. Market Harborough and Leicester are both within easy reach for niche shopping, dining, and fast rail links to London St. Pancras and beyond. Saddington blends the serenity of countryside living with the convenience of excellent local connections.

Satnav Information

The property's postcode is LE8 0QT and house name Yew Tree House.







Tenure: Freehold

Title Number: LT181589

Local Authority: Harborough District Council

Listed Status: Yes. Further information is available at www.historicengland.org.uk

1. Yew Tree House is Grade II Listed (Ref: 1061485)
2. Baptist Chapel is also Grade II Listed (Ref: 1294908)

Conservation Area: Yes - Saddington Conservation Area

Tree in a Conservation Area: Any trees at the property would be subject to a TCA (Tree in a Conservation Area)

Tax Band: E

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

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

1. No building can be erected on the part of the land marked blue on the plan
2. The buildings on the yellow-tinted land cannot be used:
 - for selling alcohol
 - for bingo
 - for any other form of gambling

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. No accessible modifications to the property

Planning issues: None which our clients are aware of



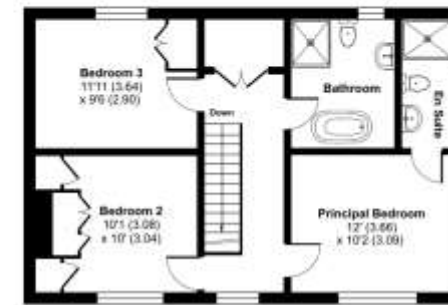
Yew Tree House, Smeeton Road, Saddington, Leicestershire, LE8

Approximate Area = 2719 sq ft / 252.6 sq m

Outbuildings = 51 sq ft / 4.7 sq m

Total = 2770 sq ft / 257.3 sq m

For identification only - Not to scale



FIRST FLOOR

Shed
9'5" x 3'8"



OUTBUILDING 2

Wood Store
5'10" x 5'3"



OUTBUILDING 1



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential).
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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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