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Seagrave Hall

Seagrave, Leicestershire

- Grade-II listed country home dating back to the 18th century
- Located in the heart of this quintessentially English village
- Gated grounds extending to just under 1 acre
- Six bedroom suites, all with separate en-suite facilities
- Nine generous reception rooms including a beautiful orangery
- Floor area measuring approximately 7,357 square feet
- Elevated position behind tiered lawns with manicured borders
- Lantern-lit sweeping driveway and private parking to the rear

General Description

Smiths Property Experts are privileged with instruction to market the most exceptional Seagrave Hall. The property is a magnificent country home dating back in large part to the 18th century. Formerly the village Rectory, this fine Grade-II listed property offers a central position in the heart of a quintessentially English Leicestershire village. It has been carefully maintained and upgraded by its owners, now featuring modern conveniences such as air conditioning and wet-pipe underfloor heating in areas. Situated within gated grounds extending to approximately just under 1 acre, the property is in true 'turnkey' condition.







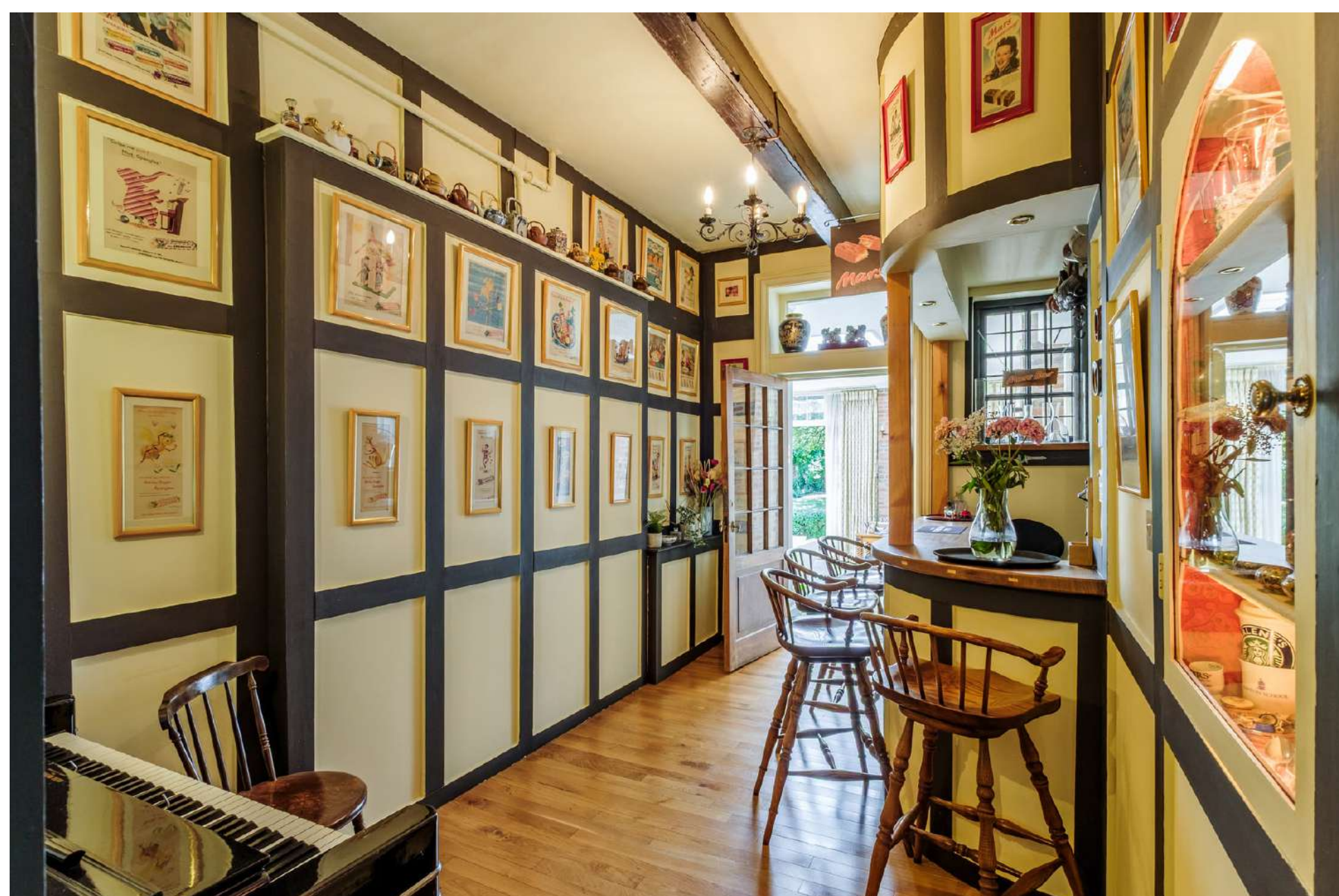


The Main House

The accommodation inside this superb high-quality Georgian home extends to an impressive 7,357 square feet (including a cellar). The interiors are full of beautiful period features with living space over three floors. The volume on offer is rarely found, with 12' high ceilings and a super 'flow'.

Thoughtfully designed and sympathetically remodelled for family life, expect to find accommodation comprising, in brief, an entrance vestibule, no less than nine generous reception rooms with a host of ancillary 'working' rooms including a butler's pantry, boot rooms, and stores, and a generous high-grade family kitchen. Upstairs, laid across the first and second floors are six large bedroom suites, all with separate en-suite facilities. There is also an office and dressing room to the first floor, a further dressing room and a useful kitchenette to the second floor.

Of note are the main reception rooms including a drawing room, a formal dining room, and a more recent orangery extension offering south-facing access onto a large entertaining terrace. There is also a bar room that directly feeds to the orangery and drawing room.









Gardens and Grounds

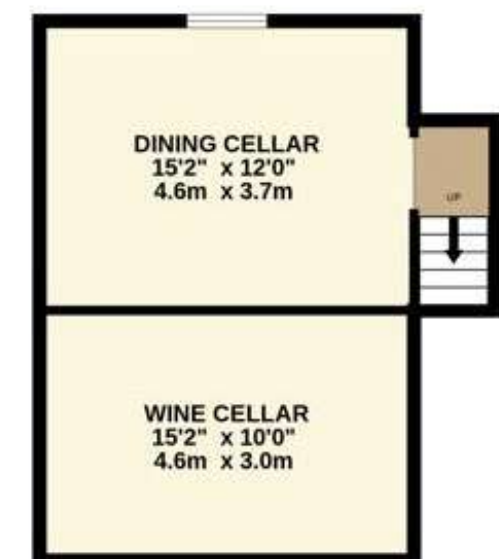
The grounds are stunning. Set behind wrought iron electrically operable gates, there is a lantern-lit sweeping tarmac-laid driveway leading to the right-hand side of the main house. The Hall enjoys an elevated position behind tiered lawns with manicured borders. There are several entertaining terraces, and of note is the large terrace to the front of the main house with views of the beautiful front elevation and back across the gardens. There are further lawns to the south side of the grounds, and an enclosed west-facing courtyard to the rear. There is private parking for a number of vehicles behind the property with a useful double carport.

By separate negotiation is a second gated driveway, two brick-under-tile two-bedroom cottages, and a large garage and workshop block. In total, the buildings afford in the region of 2,500 square feet of floor area. The cottages would be excellent for a purchaser seeking annexe, nanny, or rental accommodation.

The Location

Seagrave is a beautiful village located in Leicestershire, conveniently situated within one mile of the A46 dual carriageway. This provides excellent road access to Nottingham, Leicester, Loughborough, Derby, and Birmingham. The village has a primary school, while Ratcliffe College and the Loughborough Endowed Schools are within easy reach. Additionally, there is an active local community and a pub in the heart of the village.





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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Distances

Leicester 12 miles, Nottingham 19 miles, Birmingham 53 miles. East Midlands Airport 15 miles, Birmingham International Airport 46 miles, Loughborough Train Station 7 miles (trains to London St Pancras from 1h 15m). Ratcliffe College 2 miles, Loughborough Endowed Schools 6 miles, Oakham School 20 miles, and Uppingham School 24 miles. (Distances and timings are approximate).

Property Information

Grade-II Listed. EPC Rating: E.

Tenure: Freehold. Council Tax Band: H.

Local Authority: Charnwood Borough Council.

Important Information

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. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. 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. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.



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