

# SLUDGE HALL COLD NEWTON

COUNTRY  
&  
EQUESTRIAN

by moores







Sludge Hall is situated in an elevated position at the end of a sweeping driveway with stunning views across its own paddock and land of approximately 21 acres. A rear courtyard encompasses extensive outbuildings and equestrian facilities, making it a dream home for horse enthusiasts.

The property is steeped in history, known for its entertaining over the years. The house offers generously proportioned and elegantly presented accommodation with impressive high ceilings and proportions together with a more cosy family communal area. Interior detailing includes mullioned windows, decorative plasterwork and cornices.

The house features a circular entrance hall, seven bedrooms, six bathrooms and five reception rooms. The first floor accommodation has a luxurious master suite with magnificent proportions, adjoining dressing room, balcony and en-suite bathroom.

A self-contained first floor flat sits above the garage, comprising of sitting room and two bedrooms and is suitable for both staff or multiple generation living.

The home has undergone recent renovations whilst retaining and enhancing many character features. The grounds comprise of private hedged walkways leading to former vegetable gardens and summer houses taking in the spectacular panoramic views over a swimming pool terrace and across the Leicestershire countryside, towards Charnwood Forest. Both the location and landscape gives you a feeling of stepping back in time and offer easy access to a variety of bridleways and footpaths.

The property is a short distance from the village amenities of Tilton on the Hill and gives excellent access to the A47, London trains from Market Harborough station, the city of Leicester and is excellently located for some of the finest schools in the Midlands; Oundle and nearby Uppingham and Oakham.

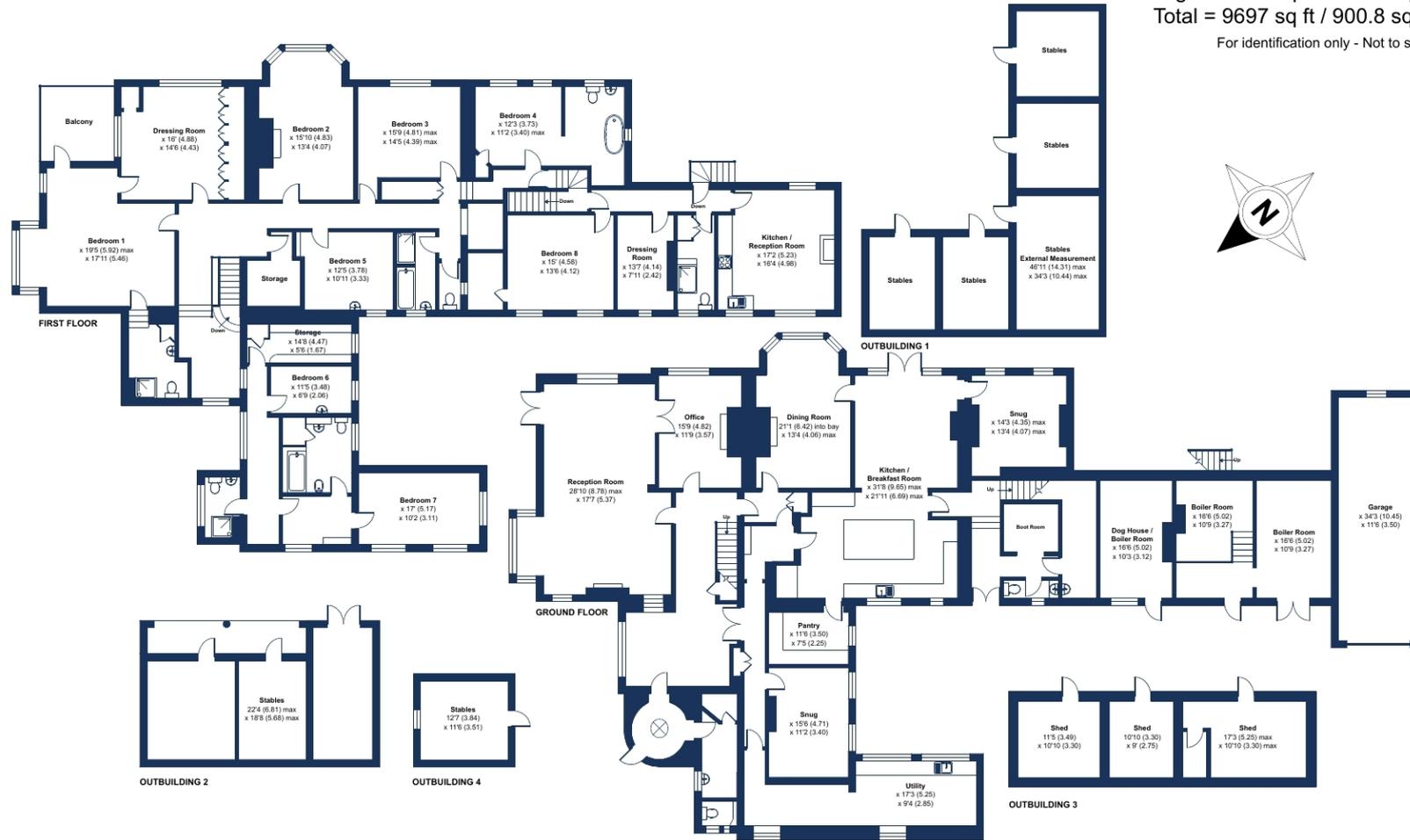
# Cold Newton Road, Cold Newton, Leicester, LE7

Approximate Area = 7833 sq ft / 727.6 sq m (Includes garage)

Outbuildings = 1864 sq ft / 173.1 sq m

Total = 9697 sq ft / 900.8 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). © ncthecom 2025. Produced for Moores Estate Agents. REF: 1240996



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