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Gilmorton Lodge
Gilmorton, Leicestershire

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A beautifully restored Victorian farmhouse, framed by gardens and open countryside. Constructed in 1872, Gilmorton Lodge is a handsome Victorian farmhouse occupying a wonderfully peaceful position on the rural edge of Gilmorton.

Arranged over three floors and extending to approximately 3,075 square feet, the house has been comprehensively renovated while retaining the proportions, warmth and individuality of its original character. Five reception spaces, four bedrooms and a dedicated cellar office create a home of considerable versatility, equally suited to family life, entertaining and working from home.

Its south-facing orientation is central to the experience. Natural light moves through the house throughout the day, while far-reaching views across the adjoining fields provide a constant connection with the surrounding countryside.

Formal lawns, abundant cottage-style planting and a sheltered west-facing courtyard complete a setting that feels private, established and deeply rooted in the landscape.



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Gilmorton Lodge

Private. Peaceful. Wonderfully connected.





The Setting.

The landscape is an integral part of life at Gilmorton Lodge.

Positioned to look south across open fields, the house enjoys broad, uninterrupted views over the surrounding Leicestershire countryside. Mature trees, established hedgerows and gently rolling farmland create an outlook that changes continually with the light and seasons.

The relationship between the house and its setting can be felt throughout. Principal rooms and bedrooms have been arranged to make the most of the view, while the orangery opens the interior towards the gardens and the countryside beyond.

Despite its peaceful rural atmosphere, Gilmorton Lodge remains closely connected to village life and the wider road network. It offers that increasingly desirable balance: the outlook, space and calm of the countryside without feeling removed from everyday life.





The Approach.

The approach to Gilmorton Lodge feels informal, private and distinctly rural.

A gravelled driveway leads towards the house, with established hedging, mature trees and cottage planting gradually revealing its handsome red-brick elevation.

The Victorian farmhouse rises over three storeys, its traditional proportions complemented by later additions that have broadened the way the house connects with its gardens. The result is a home that retains a strong sense of history while feeling naturally suited to contemporary life.

There is a pleasing softness to the arrival. The architecture is framed by greenery rather than presented all at once, creating an immediate sense of seclusion and calm before the countryside opens out beyond.



The Kitchen.

The living kitchen is the natural centre of the home.

Occupying a characterful single-storey part of the house, the space is defined by its exposed roof timbers, generous proportions and relaxed connection between cooking, dining and everyday living.

Painted cabinetry and timber work surfaces sit comfortably beneath the original structure, while an oil-fired Rayburn brings both warmth and unmistakable country-house character to the room.

Beyond the kitchen, the accommodation opens into a spacious dining and living area with a log-burning stove and direct access to the courtyard. At over 32 feet in length, it is a wonderfully sociable space: equally suited to quiet mornings, informal family meals and larger gatherings with friends.

A separate utility room and ground-floor shower room provide the practical support required for rural family life.







The Orangery

Filled with natural light, the orangery creates a beautiful transition between the house, gardens and open landscape.

Tall windows frame the south-facing outlook, while glazed doors open directly onto the garden and courtyard. A roof lantern draws additional daylight from above, giving the room a bright, uplifting quality throughout the year.

More than a conventional garden room, this is a space from which to experience the setting in every season: morning light across the fields, summer planting immediately outside and the changing colours of the countryside beyond.

Its position alongside the principal reception room allows it to be enjoyed as an elegant sitting room, an informal dining space or simply somewhere quiet to pause and take in the view.





Living Spaces.

One of the defining qualities of Gilmorton Lodge is the variety of its living accommodation.

Five distinct reception spaces allow different parts of family life to unfold naturally. There are rooms for gathering and entertaining, others for quieter evenings, and spaces that can adapt as the needs of the household change.

The principal lounge retains the more formal character of the Victorian house, with a traditional fireplace, generous window and handsome proportions. Elsewhere, more relaxed rooms feature exposed timbers, vaulted ceilings and direct connections to the garden.

Four log-burning stoves bring warmth and atmosphere to the accommodation, creating inviting places to retreat throughout the colder months.

Each room has its own identity, yet together they form a home that feels cohesive, comfortable and remarkably easy to live in.









First Floor

The first floor provides two generously proportioned bedrooms together with the principal bathroom. Large windows introduce an abundance of natural light and frame long views over the adjoining countryside, reinforcing the peaceful character felt throughout the house.

The rooms retain the comfortable proportions of the original Victorian farmhouse, with high ceilings, traditional detailing and ample space for freestanding furniture.

The family bathroom is finished with a freestanding bath and a generous walk-in shower, creating a practical yet luxurious space at the centre of the floor.

From here, the staircase continues upwards to the second floor, where a further two bedrooms occupy the uppermost part of the house.









Second Floor.

The second floor introduces a more intimate and characterful atmosphere.

Two further double bedrooms sit beneath the roofline, where exposed structural timbers, gently sloping ceilings and individual proportions reveal another layer of the farmhouse's history.

Both rooms are notably generous, with space to accommodate substantial furniture as well as seating or study areas. Their elevated position provides a different perspective across the surrounding landscape, looking beyond the gardens towards open fields and mature trees.

Whether used as bedrooms for family, private guest accommodation or peaceful creative spaces, the upper floor offers considerable flexibility without feeling secondary to the rest of the house.







The View

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The Gardens.

The gardens have been developed as a series of distinct but connected outdoor spaces.

Formal lawns and neatly defined hedging provide structure around the house, while abundant cottage-style borders introduce a softer character. Hollyhocks, flowering perennials and established shrubs create colour, movement and seasonal interest, giving the garden an informal beauty that feels entirely at home beside the Victorian architecture.

A west-facing courtyard forms a particularly inviting place to sit and entertain. Sheltered by the surrounding buildings and planting, it captures the afternoon and evening light and becomes a natural extension of the living kitchen during the warmer months.

Paths lead through richly planted areas to quieter corners beneath pergolas and mature trees, allowing the garden to be enjoyed in different ways throughout the day.

Beyond, the south-facing view opens across the adjoining countryside, completing a setting that combines intimacy close to the house with a wonderful sense of space beyond.









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Plot boundary shown for illustrative purposes only.

The Potential.

Gilmorton Lodge also benefits from approved planning permission for a two-storey extension, providing an exciting opportunity to further enhance the scale and versatility of the property.

The approved scheme offers the next owners the ability to build upon an already substantial family home, while retaining the character, setting and countryside outlook that make Gilmorton Lodge so distinctive.

Planning permission approved. Further details and approved plans are available upon request.



