



Hall Farmhouse, Drayton Road, Nevill Holt

Market Harborough

Asking Price: £750,000



The Property

Set in the hamlet of Nevill Holt, surrounded by open countryside, Hall Farmhouse is a detached ironstone home with beamed reception rooms, an Aga kitchen, walled garden and garage.

The house faces Paddock Lane, its warm golden ironstone façade set beneath a stone slate roof with a chimney at each end. A pitched stone porch with a carved timber lintel shelters the teal front door, which has a leaded glass fanlight and a lion's head knocker. It gives you a good sense of what's inside: a farmhouse that's been well cared for, with its character left firmly in place.

The front door opens into a central hall with the staircase rising ahead, the living room to one side and the dining room to the other. The living room is the cosier of the two, with heavy timber beams across the ceiling, a stove set into a whitewashed chimney breast, windows to the front and rear and a glazed door out to the garden. Across the hall, the dining room has a painted beamed ceiling, a period fireplace with a carved surround and open grate, and old plank doors. A deep window seat sits beneath leaded lights, making it a lovely spot to read. There's also a useful cupboard beside the stairs.

The kitchen sits beyond the dining room and is the natural heart of the house. A cream Aga is set into the chimney breast, with painted Shaker-style units, open shelving and a ceramic sink with a brass bridge mixer tap. The quarry tiled floor and a broad beam overhead suit the room well, and there's plenty of space for a farmhouse table. A half-glazed door opens to the garden. Off the kitchen there's a walk-in pantry, a utility room with wooden worktops and a ceiling airer, and a ground floor WC, so the everyday clutter of a country home has somewhere to go.



Upstairs, the landing is lit by a leaded window with a deep sill. All of the bedrooms are doubles. The principal bedroom has its own en-suite, exposed whitewashed stone wall, an original fireplace and sloping ceilings that give it plenty of cottage charm. While the second is also a generous double with sloping ceilings and leaded windows, currently set up as a bedroom and study with plenty of room for bookcases. The third bedroom is set up as a bedroom and study. Fitted wardrobes and plank doors appear throughout. The en-suite and the family bathroom both have baths: one is finished with a patterned floor, the other in a pretty floral paper with a pine vanity.

Outside, the rear garden is enclosed by old ironstone walls and laid out with a lawn, flagstone paths, mature borders with roses, wisteria and mature fig tree and a gravelled area around a circular stone feature. Paved terraces sit just outside the kitchen and living room doors, with room for a table and chairs. The highlight is an open-fronted garden room under a slate roof, set up as a sheltered seating area for long evenings outside whatever the weather. There's also a garage and parking for three cars, which is a real practical plus in a rural setting.

The Location

Nevill Holt is a small hamlet on high ground above the Welland Valley, best known for Nevill Holt Hall and its summer festival. It's quiet and rural, with fields on every side, but well placed for day-to-day life. Medbourne and its village pub are just down the hill. Market Harborough is a short drive away for independent shops, cafés, supermarkets and well-regarded schools including Robert Smyth Academy and Welland Park Academy. Its station runs direct trains to London St Pancras in around an hour. Uppingham, with its market square and Uppingham School, is also close by, and the A14 gives quick access to the M1, M6 and A1.







Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

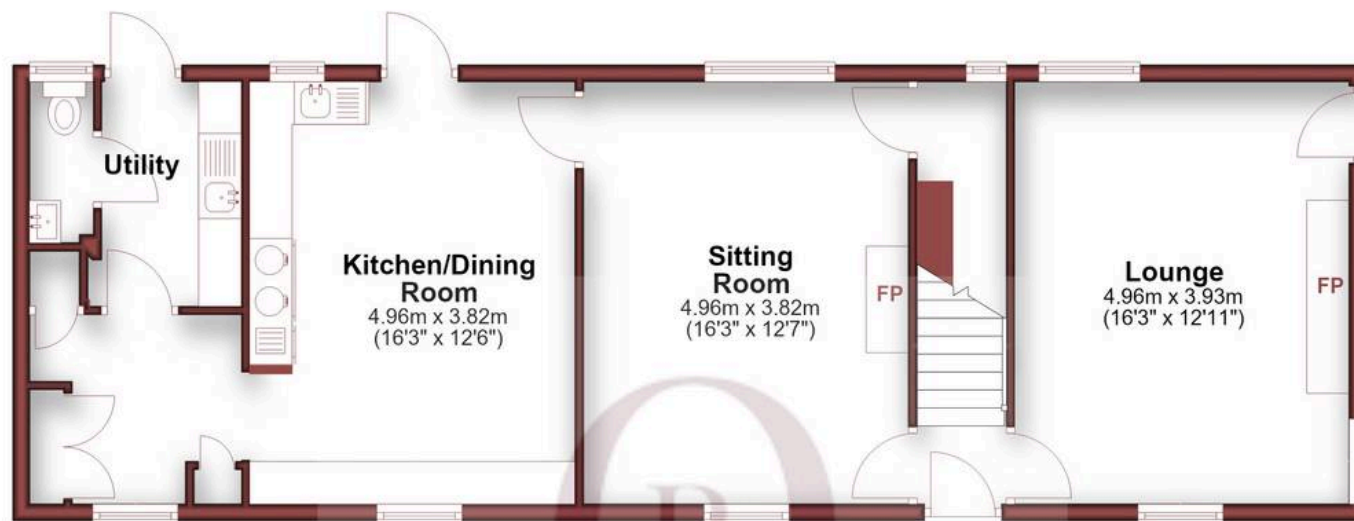
EPC Environmental Impact Rating: F

- Detached Ironstone Farmhouse
- Three Bedrooms Including Principal With En-Suite
- Two Beamed Reception Rooms
- Stove And Open Fireplace
- Aga Kitchen With Quarry Tiled Floor
- Walk-In Pantry, Utility Room And Ground Floor WC
- Leaded Windows And Plank Doors Throughout
- Walled Cottage Garden With Covered Seating Area
- Village Setting Close To Market Harborough



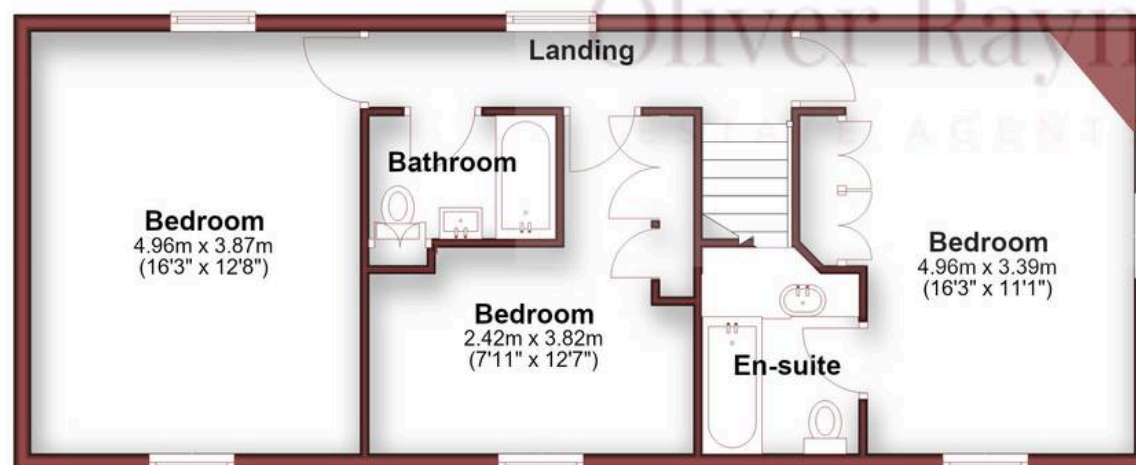
Ground Floor

Approx. 76.9 sq. metres (828.0 sq. feet)



First Floor

Approx. 64.3 sq. metres (692.5 sq. feet)



Second Floor

Approx. 26.5 sq. metres (284.7 sq. feet)



Total area: approx. 167.7 sq. metres (1805.2 sq. feet)

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 errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.

Plan produced using PlanUp.



Oliver Rayns Estate Agents

106 Queens Road, Leicester, LE2 3FL

01162960940 • info@oliverrayns.com • <http://www.oliverrayns.com/>

