



The Manor House
Lychgate Lane | Aston Flamville | Hinckley | Leicestershire | LE10 3AQ

THE MANOR HOUSE





KEY FEATURES

A distinguished Grade II listed manor house of considerable architectural and historic significance, dating from the late 16th century with later remodelling in the early 18th and 19th centuries. Constructed of brick beneath plain tile and slate roofs, the property is rich in period detail, including stone dressings, moulded brick eaves and multiple gable stacks.

Approached through impressive stone gate piers and a sweeping gravel driveway, the house immediately conveys a sense of arrival and stature. The elegant east-facing façade, partially clad in mature ivy, is complemented by traditional sash windows and a striking entrance with decorative pediment.

Extending to over 4,000 sq ft, the property offers beautifully proportioned accommodation alongside grounds of approximately 1.3 acres, including a private tennis court, and enjoys extensive open country views of South Leicestershire, creating an exceptional country home of both character and lifestyle appeal.

Accommodation Summary

The property provides extensive and versatile accommodation arranged over two principal floors, together with cellar and ancillary buildings.

The ground floor offers a series of elegant reception rooms, including a formal dining room with wall panelling and fireplace, a charming piano room and a spacious principal living room. A characterful kitchen/breakfast room with exposed beams forms the heart of the home, complemented by a pantry and adjoining office.

To the first floor are multiple generously sized bedrooms, including a principal suite with en suite facilities, alongside further bedrooms and a family bathroom.

Additional features include a cellar, a detached garage and a substantial outbuilding currently arranged as a large office and billiard/games room.

The total internal area extends to approximately 4,192 sq ft (excluding garage and ancillary areas).

Ground Floor

The property is entered via a welcoming reception hall, featuring flagstone flooring and an attractive staircase with turned balustrade, setting the tone for the accommodation beyond.

The dining room is particularly impressive, with traditional wall panelling, an open fireplace and generous proportions, ideal for formal entertaining. The adjoining piano room provides an additional reception space, linking beautifully with the main living areas.

The kitchen/breakfast room is full of character, with exposed ceiling timbers and ample space for informal dining, creating a warm and sociable environment. This is supported by a pantry and a separate office, ideal for modern home working.

Further accommodation includes additional hallways, a ground floor bathroom and access to the traditional wine cellar.









SELLER INSIGHT

“ From the moment we first discovered the house, it simply felt right. Perfectly positioned within an attractive village yet incredibly well connected, it offered the ideal balance for our daily lives, close to the M69 and within easy reach of both of our workplaces. What truly captured our hearts, however, was the setting. Tucked away in its own private grounds and set back from the road, the house enjoys a wonderful sense of seclusion. Inside, we were immediately drawn to the original fireplaces, beautiful wood panelling and the welcoming presence of the AGA in the kitchen.

Over the years, the kitchen has naturally become the heart of our home. The bespoke pine table is perfect for everything from casual dining to preparing meals, and since the recent refit, it has become even more enjoyable to spend time there. From the kitchen, the house flows effortlessly into the living spaces, where we particularly love the living room and its double doors opening into the piano room, ideal for both quiet evenings and entertaining.

Upstairs, our oak-panelled bedroom and ensuite have always felt like a private retreat. The views stretch uninterrupted across South Leicestershire, creating a sense of calm that's hard to match. The scale of the main bedroom, combined with its character features, makes it a truly special space to wake up in each day. Throughout the house, the sense of history is ever-present, from the striking front door adorned with its coat of arms, to the traditional bell-pull and the two staircases, including what was once the servants' staircase.

This is a home that has effortlessly supported every stage of our lives. With two dedicated office spaces, working from home has been both practical and enjoyable, allowing us to raise our three children here with ease. There has always been space for family and various animals. Being custodians of a house with such a remarkable history, dating back to 1045, has been something we have truly valued, and we have taken great pride in preserving its character.

Outside, the lifestyle this home offers is just as special. The tennis court has been at the centre of so many happy memories, from spontaneous games with friends to our much-anticipated annual tournament. It's also been a wonderful, safe space for the grandchildren to play. The generous patio has hosted countless summer gatherings, with barbecues and celebrations enjoyed against the backdrop of the gardens.

The house itself has even played a part in local history. Excavations by the Hinckley Museum and Archaeological Society uncovered fascinating remains, including a medieval garderobe and artefacts dating back to 600AD, which can be seen in the Hinckley Museum. The connection to the past continues with the story of a Dominican priest, once housed here, whose legacy is still remembered by the local community.

Village life has been equally rewarding. The church sits at the heart of the community, bringing people together through regular services, the annual Christmas fayre and parish events. It's a friendly, welcoming place where it's easy to feel part of something.

The location is another of the home's great strengths. With Burbage and Sharnford just a mile away, everyday amenities are within easy reach, while Hinckley offers a wider range of leisure facilities, shops and entertainment. Excellent transport links make it simple to travel further afield too, whether it's a day in London, shopping in Birmingham or exploring nearby towns like Stratford-upon-Avon and Warwick.

For anyone moving here, our advice would be simple: embrace everything the home and its surroundings have to offer. Play tennis, explore the nearby countryside, become part of the village and, most importantly, invite friends and family to share it all with you. It's a house that naturally brings people together and one that leaves a lasting impression on everyone who visits.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent





First Floor

The first floor offers well-balanced and light-filled bedroom accommodation.

The principal bedroom is a standout feature, with generous proportions, period detailing and pleasant views over the gardens. It is served by an en suite bathroom, with additional dressing/storage space.

Several further bedrooms, all of good size and character, are arranged off the landing and are served by a family bathroom. The layout provides flexibility for family living, guests or multi-generational occupation.













Outside

The property is complemented by a range of outbuildings, including a substantial detached garage and an impressive ancillary, first floor, currently used as a large office and billiard/games room, offering excellent versatility.

A particularly attractive feature is the private tennis court, enhancing the lifestyle offering and providing recreational appeal within the grounds.

The approach to the house, via stone pillars and a sweeping gravel driveway, creates a strong sense of arrival befitting a property of this nature.

Gardens and Parking

Set within approximately 1.3 acres, the gardens provide a mature and established setting, with sweeping lawns, specimen trees and well-defined boundaries offering privacy and seclusion.

The grounds complement the house beautifully, with ample space for outdoor entertaining and family use, while the tennis court adds a further dimension to the lifestyle appeal.

A gravel driveway provides extensive parking and access to the garage.







LOCATION

Aston Flamville is a highly regarded and attractive Leicestershire village, known for its strong sense of community and unspoilt rural charm. Surrounded by open countryside, the village offers a peaceful setting while remaining conveniently positioned for access to nearby market towns and centres, including Hinckley, Lutterworth and Market Bosworth.

The area is particularly well placed for commuters, with excellent road links via the M69, M1, A5 and M6, providing straightforward access to Leicester, Coventry and Birmingham. Rail services are available from nearby Hinckley, Rugby, and Nuneaton, offering direct connections to London and other major cities.

Aston Flamville itself benefits from a village church, while a wider range of amenities, independent shops, restaurants and schooling can be found in the surrounding towns. The area is also renowned for its access to countryside walks and outdoor pursuits, making it an ideal location for those seeking a balance between rural living and modern convenience.



INFORMATION

Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – F

Council Tax Band – G

Local Authority – Blaby

Property Construction – Standard - brick and tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Oil fired central heating

Broadband – FTTC Superfast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Garage parking for 3 cars and driveway parking for 4+ cars.

Directions – Postcode LE10 3AQ

Special Notes

Grade II listed. The property is in a conservation area. Three trees within the boundary of the property are subject to a Tree Preservation Order (TPO). The property is subject to restrictive covenants, rights, and easements. Please contact the agent for more information.

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Funnell 07894561313

Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





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We value the little things that make a home



CLAIRE AND SAM FUNNELL

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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