



# The Manor Hillside Road

Linton, Swadlincote, DE12 6RA

£1,350,000

Hidden within over two acres of private gardens and woodland, The Manor House is a magnificent Grade II Listed country residence dating back to the 17th Century. Offering over 6,500 sq ft of beautifully balanced accommodation, it combines heritage, privacy and exceptional family living in one remarkable home.


**The Details:**  
Some homes stop you in your tracks the moment you arrive. The Manor House is one of those rare places — a Grade II Listed residence believed to date to the 17th Century, set within 2.2 acres of private grounds in the heart of the National Forest, with countryside views stretching out in every direction.

Inside, the accommodation extends to over 5,200 sq ft across three floors. The beautiful farmhouse kitchen sits at the heart of the home, complete with an impressive AGA, exposed beams and garden access. Generous reception rooms flow throughout the ground floor, each rich with period character: original Minton tile flooring in the entrance hall, elegant coving, period fireplaces and deep multi-pane windows that frame the grounds beautifully. The dining room is a spectacular entertaining space, and a separate sitting room offers quieter moments beside the fire. For modern family

- Exceptional Grade II Listed Manor House dating to the 17th Century
- Set within 2.2 acres of private mature gardens and grounds in the National Forest
- Stunning open countryside views from the grounds and principal rooms
- Beautiful farmhouse kitchen with AGA, exposed beams and garden access
- Elegant reception rooms with original Minton tiles, period fireplaces and coving
- Dedicated cinema room
- Top-floor private gym and luxury steam room
- Year-round summer house with log burner, overlooking the tennis court and countryside
- Private grass tennis court set within the grounds

## Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.

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## Floor Plan



## Area Map



## Energy Efficiency Graph



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75 Hinckley Road, West End, Leicester, Leicestershire, LE3 0TD  
**Tel:** 0116 2544755 **Email:** [info@berkleystates.co.uk](mailto:info@berkleystates.co.uk) [berkleystates.co.uk](http://berkleystates.co.uk)