



Stone Walls, Tilton Lane, Billesdon, Leicestershire

STRUTT & PARKER
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Stone Walls Tilton Lane Billesdon Leicestershire LE7 9DR

A beautifully positioned 5 bedroom barn conversion with an annexe and countryside views

Oakham 9 miles | Leicester 10 miles
Uppingham 11 miles | Melton Mowbray 11 miles
Market Harborough 13 miles (Trains to London St.Pancras International from 57 minutes), M1 (J21) 14.5 miles

Entrance Hall | Kitchen/breakfast room
Drawing room | Bedroom 3 | Family Bathroom
Sitting room | Utility room | Cloakroom

Principal bedroom with en suite, dressing room and study | Bedroom 2 with en suite | Bedroom 4/ Study

Annexe; Living kitchen | Bedroom (5) | Shower room

Courtyard parking | Garage | Garden
EPC rating C

The property

Stone Walls, which was converted in 2007, is a beautifully presented barn conversion. In 2020 an annexe was built beside and above the garage with its own entrance on Tilton Lane and a dedicated off-street parking place. The remainder of the house has huge flexibility of accommodation and real character with exposed ceiling trusses, stone and brickwork walls, stone window sills and Inglenooks. The house is light and airy throughout and offers a real versatility in terms of room usage.

Emanating from the entrance hall are the annexe internal entrance, a utility room with WC and a staircase leading to bedroom 4/ Study. To the left is the kitchen which forms the centrepiece and hub of the house. This has a range of farmhouse style units with wooden work surfaces and a range cooker. French doors open onto the central courtyard. Beyond, is the drawing room which has a log burning stove and French doors opening onto the garden. A glazed passage leads to the remainder of the accommodation which includes a ground floor bedroom (3) and a family bathroom as well as the sitting room which has French doors opening onto the garden. Upstairs, the principal bedroom has an en suite shower room, dressing room and study. There is a further bedroom with an en suite shower room off the main stairs.

Outside

A five bar gate between high brick gate pillars opens onto a generous parking area with room for multiple vehicles. Ahead is a terrace positioned to get the morning and midday sun. The main garden is located to the west of the house and has a street access from the Tilton Lane. Well planted with mature trees and shrubs, it has a terrace to its southern end with a pergola providing opportunity for sun well into the evening and far reaching countryside views to the south and west.

Location

Stone Walls is situated in beautiful Leicestershire countryside just 500m from Tilton on the Hill, which has a village store and The Rose and Crown pub. The location places Stone Walls in a unique geographical position being almost equidistant from Leicester, Oakham, Uppingham, Melton Mowbray and Market Harborough with junction 21 of the M1 just 14.5 miles away. Trains to London St Pancras International are available from both Leicester and Market Harborough. Schooling is available in both the state and public sector including Stoneygate, Leicester Grammar, Uppingham and Oakham.





Directions

From Market Harborough travel north along the B6047 crossing over the A47. As you approach Tilton on the Hill take a left signposted to Cold Newton, Quenby hall and Hungarton. After 100m you will see the entrance to Stone Walls on your left hand side.

General

Method of sale: The property is offered for sale freehold with vacant possession upon completion.

Services: Mains water and electricity are connected. Private drainage. Oil fired central heating. Built in CCTV system. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Internet: Broadband, currently via BT.

Council Tax: Band G

Local Authority: Harborough District Council: Tel 01858 828282

Rights of way, etc.: The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Reference: MAR220057

Viewing: Strictly via Strutt and Parker

Guide Price: £850,000

Market Harborough

34-38 The Square, Market Harborough LE16 7PA

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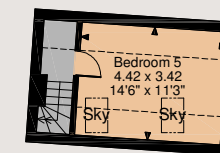
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50 offices across England and Scotland, including Prime Central London

Stone Walls, Tilton Lane, Billesdon
Main House internal area 2,770 sq ft (257 sq m)
Garage internal area 268 sq ft (25 sq m)
Total internal area 3,038 sq ft (282 sq m)



**Annexe Floor
Above Garage**

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