



**Manor Hall House**  
Meadow View, Welford Road, Knaptoft, Leicestershire

**STRUTT  
& PARKER**  
BNP PARIBAS GROUP 

# A fabulous brand-new executive home with a separate detached barn and triple garage totalling 5,605 square feet

Manor Hall House is positioned on the fringes of Meadow View which is a select development of executive homes nestled in the wonderful Leicestershire countryside



2 RECEPTION  
ROOMS



6 BEDROOMS



3 BATHROOMS



TRIPLE  
GARAGE



GARDENS &  
DETACHED  
BARN



FREEHOLD



RURAL



TOTAL  
5,605 SQ FT



GUIDE PRICE  
£1,450,000

## The property

Manor Hall House is an imposing home exquisitely designed to take advantage of its breath-taking countryside surroundings. The property which has accommodation of around 3244 square feet over three floors benefits from modern fixture and fittings including zoned underfloor heating to the ground floor, air source heating, vehicle charging point, well equipped kitchen, stylish bathroom and en suites.

The welcoming entrance hall with luxury vinyl flooring, understairs storage cupboard and cloakroom has stairs to first floor landing and double opening doors to the open plan kitchen/dining room and sitting room. The well-equipped kitchen/dining area with feature bay window boasts a plethora of wall and floor units with quartz work surfaces and separate island incorporating a breakfast bar. The modern Neff appliances consist of an induction hob with extractor fan above, oven, microwave, dishwasher and fridge freezer, there are bi-fold doors which lead to the rear garden, ideal for entertaining and alfresco dining. The adjacent utility room benefits from quartz work

surfaces with wall and floor units and further appliance space, a door gives site access to the garden.

The triple aspect sitting room with luxury vinyl flooring has a feature bay window, fireplace and double opening doors to dining area.

Four of the six spacious bedrooms and four-piece family bathroom are accessed from the fabulous galleried landing. The impressive principal bedroom with countryside views to the rear has a dressing room and ensuite. Bedrooms four and five also benefit from wonderful countryside views.

There are two additional bedrooms on the second floor, one of which boasts a dressing room and en suite.







## Outside

Manor Hall House resides to the middle of its generous plot and enjoys wonderful views to the rear. Approached by a very ample brick block driveway for several cars, there is a detached triple width garage of 590 square feet with three electric doors, power and light and electric vehicle charging point. To the rear of the property there are courtesy lights, power point and paved pathways leading from both sides to front, the Mitsubishi air source heat pump is located to the rear of the property.

## Barn

To the front of Manor Hall House is a stunning detached barn offering flexible accommodation over two floors of about 1771 square feet. The barn which could have a number of uses (subject to gaining the necessary consents) is Grade II listed and has a wealth of character including exposed timbers and stone framed windows.

## Location

Meadow View is surrounded by beautiful countryside, located within the heart of the hamlet of Knaptoft. North Kilworth offers a good range of local amenities including a petrol station with general store and post office, well regarded primary school and the White Lion public house.

A further range of amenities can be found in Lutterworth, Leicester city centre and the Medieval market town of Market Harborough.



## Distances

- North Wilworth 4.5 miles
- Market Harborough 8 miles
- Lutterworth 9 miles
- Leicester 12 miles

## Nearby Stations

- Market Harborough (Direct line to
- London St. Pancras in approx. 1 hour)

## Nearby Schools

- Arnesby C of E Primary School
- Gilmorton Chandler Primary School
- Lutterworth High School
- Lutterworth College
- Rugby School
- Brooke House College
- Leicester Grammar School







Barn

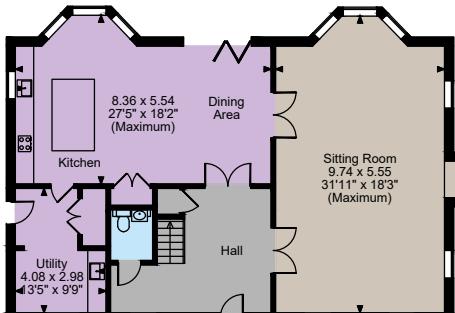


Barn

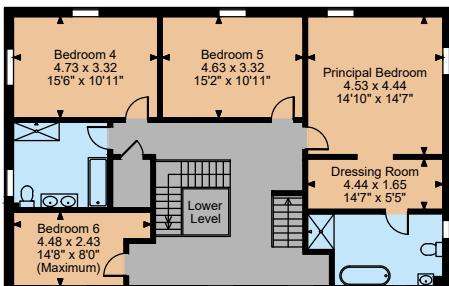


Barn

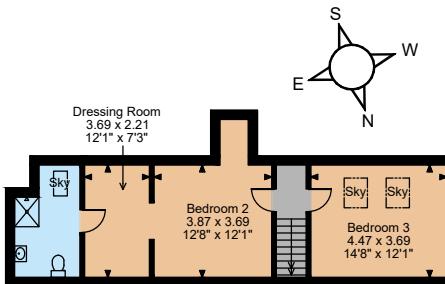




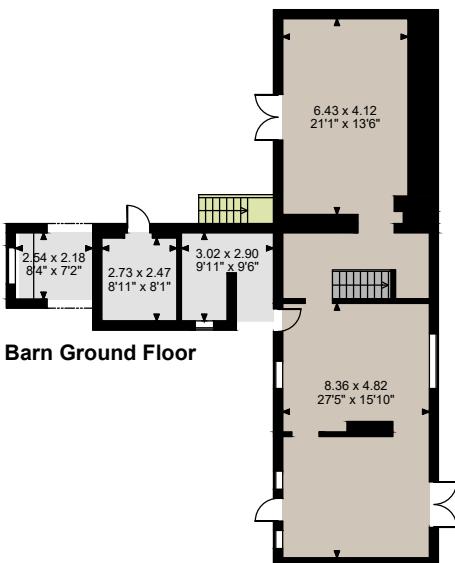
**Ground Floor**



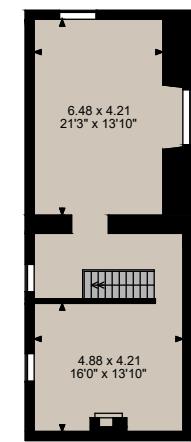
**First Floor**



**Second Floor**



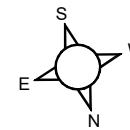
**Barn Ground Floor**



**Barn First Floor**

The position & size of doors, windows, appliances and other features are approximate only.

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## Floorplans

House internal area 3,244 sq ft (301 sq m)

Barn internal area 1,771 sq ft (165 sq m)

Garage internal area 590 sq ft (55 sq m)

Total internal area 5,605 sq ft (521 sq m)

For identification purposes only.

## Directions

Post Code LE17 6PA

what3words: ///giggled.inflating.picnic

## General

**Local Authority:** Leicestershire County council and Harborough district council

**Services:** Manor Hall House - Air source heat pump, mains water and electric, private water treatment plant, shared drainage. Barn - power, light and water.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Unallocated

**EPC Rating:** B (Manor Hall House)

**Wayleaves and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

**Warranty:** LABC - 10 years

**Agents Notes:** There will be a management charge per dwelling to contribute to the communal areas and drainage etc. The barn is Grade II listed - Please consult with your solicitor for verification.



## West Midland New Homes

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