



# Manor Farmhouse

The Green, Lubenham, Market Harborough, Leicestershire







## A Queen Anne farmhouse with coachhouse, equestrian facilities and land within minutes of Market Harborough

A charming Grade II listed farmhouse with attached two-storey coach house, yard, stabling and land located on the sdge of the popular village of Lubenham



**3 RECEPTION ROOMS**



**6 BEDROOMS**



**3 BATHROOMS**



**GARAGING AND STABLES**



**8.7 ACRES**



**FREEHOLD**



**RURAL/ VILLAGE**



**4,841 - 7,362 SQ FT**



**GUIDE PRICE £2,250,000**

### The property

Manor Farmhouse is a Grade II listed three-storey Queen Anne farmhouse with a large two-storey coach house attached on the edge of the popular village of Lubenham near Market Harborough. The house originates from circa 1700 and blends period charm with modern family living. The house provides spacious and versatile accommodation, rich in original features - from sash windows and open fireplaces to exposed beams, window seats and high ceilings.

The front door opens into a hall with the stairs rising ahead. Beneath the stairs a door leads down to a vaulted cellar. The drawing room, which is to the right of the hall has a fireplace with log burner with in-built bookcases with cupboards under to either side and large sash windows with window seats and working shutters. Across the hall is the elegant, panelled dining room, with a working fireplace and, again, windows seats and sash windows with working shutters. Stairs drop down from the hall with the kitchen to the right which has a quarry tiled floor, a series of farmhouse style units and a gas-fired Aga

with companion unit. Across the hall from the kitchen is a pantry and a large conservatory leading to the garden beyond.

Upstairs and on the first floor, the principal bedroom has large sash windows with window seats and built-in cupboards and connects through to the coach house where there is a large bathroom with a roll top bath and separate shower and, beyond, an office. Bedroom 2 mirrors the principal bedroom with large sash windows and window seats. There are a further two bedrooms on this floor, a family bathroom and separate shower room. To the second floor, there are two further bedrooms.

Immediately to the north of the house, and conjoined, is the coach house which dates from 1800. To the ground floor this has a garage and tool room. This connects through to the original coaching entrance and archway. Beyond, a door connects through to a storeroom with stairs leading up to a large storeroom on the first floor. In addition, and immediately adjacent the house is a tack room and storeroom.





## Outside

To the east of the coach house is a yard with a range of brick-built outbuildings to the eastern side. These comprise four stables, a double carport and three storerooms.

There is a separate double garage opposite the front of the house to the other side of The Green.

Immediately to the rear of the house, and adjacent the conservatory, is a terraced area with the more formal part of the garden beyond. This consists of a central lawned area with an area beyond with mature trees and shrubs. To the south of this area is a walled off pool and pool house.

The remaining land runs to the east and consists of a paddock with a manège beyond which are six further paddocks with field shelters and water supplied. These lie to the east and south. In all, the land amounts to 8.7 acres of which about 8 acres is paddock.

The land can be accessed both by the coach house entrance but also via a driveway to the north of the property where there is a right of way which leads directly to the field beyond.

















## Location

Located on the western edge of the historic market town of Market Harborough, the charming village of Lubenham is surrounded by rolling Leicestershire countryside. This picturesque village is steeped in heritage, with a strong sense of community, attractive period properties and a designated conservation area at its heart.

Lubenham benefits from a well-regarded primary school, a popular village hall and a traditional pub, the Coach and Horses, making it an ideal setting for families and those seeking the slower pace of life. For more extensive amenities, Market Harborough, just a mile and a half away, provides a vibrant mix of independent shops, cafés, restaurants, supermarkets and a theatre.

The area is exceptionally well-connected, with direct rail services from Market Harborough to London St Pancras in under an hour and easy access to the A14, M1 and M6 placing Leicester, Northampton and Birmingham within comfortable reach.



## Distances

- Market Harborough 1.5 miles
- M1 (Junction 20) 10.5 miles
- Leicester 16 miles
- Uppingham 18 miles
- Northampton 20 miles
- Oakham 22 miles
- Birmingham Airport (BHX) 40 miles

## Nearby Stations

- Market Harborough 2.6 miles
- Corby 13.3 miles
- Kettering 13.8 miles
- Leicester 14.9 miles

## Key Locations

- Kilworth House Theatre
- Harborough Museum
- Foxton Locks
- Rockingham Castle
- Wistow Maze
- National Space Centre

## Nearby Schools

- Brooke House College
- Stoneygate School
- Leicester Grammar
- Spratton Hall
- Leicester High School for Girls
- Uppingham School
- Oakham School
- Oundle School

















