



THE GRANGE  
CHURCHGATE, HALLATON

JAMES  
SELICKS



7001 CHURCH ST.  
Chesham

## “... GRADE II LISTED, FOUR-BEDROOM DETACHED HOME ...”

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The Grange is a distinguished Grade II listed four-bedroom detached home of stone and brick construction, complemented by a separate coach house, mature gardens, paddock land with a private lake, and areas of established woodland, offering a rare blend of historic charm and potential for modernisation, all set in the sought-after village of Hallaton.

Breakfast Kitchen • Three Reception Rooms • Cellar, Downstairs Cloakroom  
• Four Bedrooms, Two Bathrooms • Grounds of Approx. 6.5 Acres • Private Driveway, Outbuildings • Countryside Views • PPG to Create Further Accommodation • Grade II Listed •

### Ground Floor

Rich in character and history, the property retains an abundance of original architectural features, including stone flagged floors, ornate coving, stone mullioned and leaded windows, marble and stone fireplaces, and lofty ceilings. While the accommodation would benefit from a sympathetic program of modernisation, The Grange offers a rare opportunity to create a truly exceptional family residence in a picturesque setting.

A solid wooden front door opens into an entrance hall with stone flagged flooring, decorative archways, and original coving—an impressive introduction to the scale and character of the house. To the left lies the dual-aspect breakfast kitchen, fitted with timber units, a central island with breakfast bar, and an oil-fired Aga, with direct access to the gardens and an adjoining cloakroom.

The drawing room is light and airy, with two south-facing windows framing views of the gardens and grounds, while a fine marble fireplace forms a striking centrepiece. The morning room is an elegant space, its bay window offering views across the gardens towards the village church, complemented by a traditional stone fireplace. Completing the reception rooms is the dining room, richly atmospheric with half-panelled walls, a handsome stone fireplace, a staircase rising to the first floor, and access to the cellars and a further cloakroom.



### First & Second Floor

The staircase rises to a generous first-floor landing, leading to the bedroom and bathroom accommodation. The principal bedroom enjoys breathtaking views over the surrounding countryside and includes a dressing area with wardrobes and an ensuite WC. Two further bedrooms, both well-proportioned and full of character, are complemented by a smaller fourth bedroom currently used as a study. Two bathrooms serve this level, with excellent scope to reconfigure into a luxurious principal suite and additional family facilities.

A secondary staircase leads to the top floor, where four further rooms provide outstanding flexibility. These versatile spaces lend themselves perfectly to additional bedrooms, guest accommodation, home offices, or leisure rooms, further enhancing the potential of the property.

### Outside

The Grange is set within superb mature gardens featuring sweeping lawns, established trees, and colourful herbaceous borders. Beyond the formal gardens, the grounds extend to include paddock land, a tranquil lake, and areas of mature woodland, creating an idyllic environment for equestrian pursuits, outdoor leisure, or wildlife enthusiasts. Within the grounds stands a traditional coach house, offering exciting potential for conversion, subject to planning, into guest accommodation, a home office, or a leisure facility.

The Grange represents a rare opportunity to acquire an important historic home of immense charm and potential. With its wealth of period features, extensive and flexible accommodation, and outstanding grounds, it offers the perfect canvas for creating a truly remarkable family residence.

### Planning Permission

The main property is a four-bedroom, two-bathroom home with planning permission to extend to six bedrooms and five bathrooms by converting the top floor. Planning permission has also been granted for a sweeping driveway leading to the property via stone double gates. Work has already commenced on both the conversion and the new entrance, making the planning permissions permanent.

The Barn further benefits from planning permission to be converted into two holiday lets, with work required to commence by February 2027.

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## Location

The picturesque village of Hallaton is surrounded by some of southeast Leicestershire's most attractive open countryside within the renowned Welland Valley area, located some 16 miles south east of the city of Leicester and 8 miles north east of the thriving town of Market Harborough. The village has a range of local amenities including two public houses, tea rooms, a reputable primary school, fine parish church, village hall, recreational facilities including a children's play area, tennis courts, rugby, cricket and football pitches and a club house. The nearby town of Market Harborough has excellent shopping and supermarket facilities, and there are mainline rail services to London St Pancras which takes about an hour. There is an excellent choice of schools including Uppingham Community College, and private schooling at Oakham, Uppingham, Stamford, Leicester Grammar and Stoneygate Preparatory School located in Great Glen.

## Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating.

Harborough District Council – Tax Band H

## Tenure

Freehold





# The Grange, Churchgate, Market Harborough

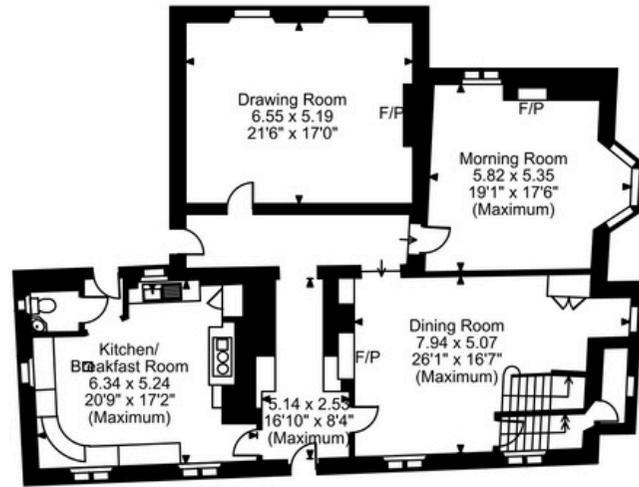
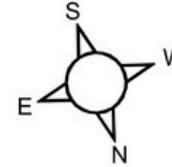
Approximate Gross Internal Area

Main House = 4993 Sq Ft/464 Sq M

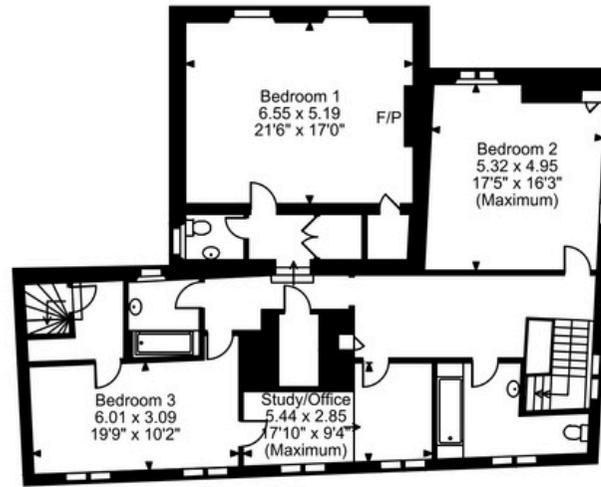
Coach House = 1839 Sq Ft/171 Sq M

Outbuilding = 526 Sq Ft/49 Sq M

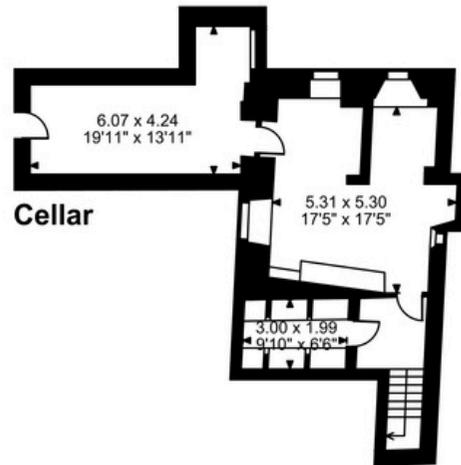
Total = 7358 Sq Ft/684 Sq M



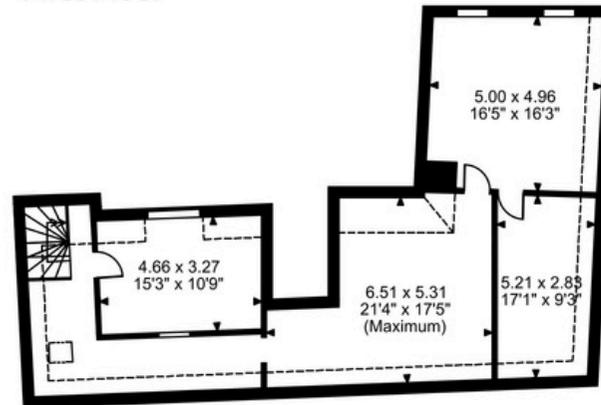
Ground Floor



First Floor

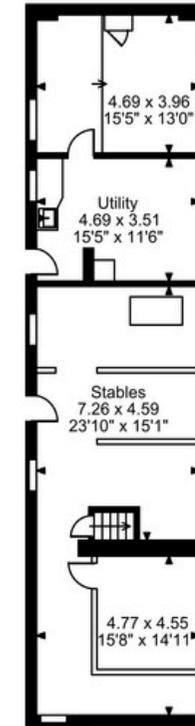


Cellar

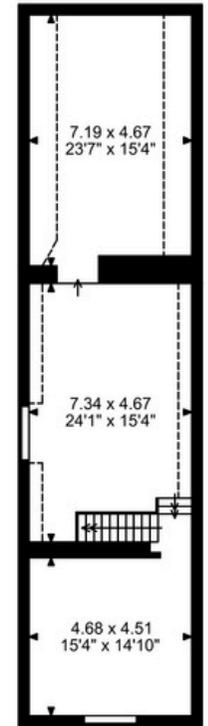


Second Floor

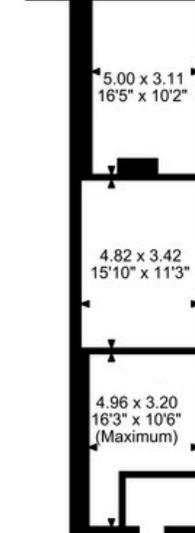
Coach House Ground Floor



Coach House First Floor



Outbuilding



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□□□□ Denotes restricted head height

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LISTED BUILDINGS

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