

The Old School

TILTON-ON-THE-HILL, LEICESTERSHIRE



JAMES
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LISTED BUILDINGS

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A delightful Grade II Listed former village school, offering the potential to modernise and reconfigure, subject to the usual consents. Situated in a picturesque position adjacent to St. Peter's Church, The Old School oozes charm throughout and offers spacious and flexible accommodation.

Grade II Listed • Porch • Reception Hall • Spacious sitting room • Snug/Study • Kitchen • Utility • Ground floor shower room • WC • Split level landing • Master bedroom with ensuite shower room • Four further bedrooms • Family bathroom • Courtyard garden • Further side garden • Popular village location

Accommodation

The property is entered into a spacious reception hall which has beautiful oak flooring and stairs rising to the first floor. There is a useful understairs storage area, and a downstairs shower room comprising a shower cubicle, WC and a wash hand basin. A useful cloakroom / boot room provides space and storage for shoes and coats and a door gives access to the rear courtyard.

A small set of stairs from the reception hall lead up to the sitting room, which was the former school. Spanning over 26 feet in length, it has a lovely dual aspect creating a light bright space. It has an open fire and oak flooring. Off the sitting room is the porch, currently used as a handy storage space and formerly was the entrance into the school.

The breakfast kitchen has tiled flooring, a good range of eye and base level units and drawers with work surfaces over, a Rangemaster electric oven with integrated hob, griddle and warmer and there is space for fridge freezer. There are two windows to the front elevation and a door to the side. Off the kitchen is a large utility room with a further range of base level units, work surface space, space and plumbing for a washing machine, space for a tumble dryer, tiled flooring, a small seating/preparation area, and a window to the side elevation. The kitchen and utility are thought suitable to reconfigure into a large open plan living kitchen, subject to planning and listed building consent.

Completing the ground floor is a snug/study which has patio doors leading to rear courtyard and a feature log burner with storage either side.

A split level landing has a small gallery area with stained glass window with seating beneath with cupboards either side. The master bedroom to the left has twin windows looking out to the front of the property and two windows to the side, and benefits from an ensuite with sink, shower cubicle and a heated towel rail. To the right is bedroom three which has a window to the rear elevation, and a further window to the side. A small set of stairs lead down to a further landing area with three double bedrooms off. There is a separate WC and a family bathroom comprising a bath, wash hand basin and a window to the rear elevation.





Outside

To the front a long tarmac sloping tarmac driveway provides ample car standing and has a retaining wall with plants either side. Side access leads to summerhouse and small private paved entertaining area with planters, this leads round to rear private courtyard with seating and pergola.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: G

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

Location

The property is set on Main Street in the historic centre of Tilton on the Hill. The village offers a public house, playgroup and parish church. A wider range of facilities are available within Billesdon 2 miles, Oakham and Uppingham 8 miles, Leicester 10 miles and Market Harborough 12 miles distant which offers mainline rail connections to London St Pancras in approximately one hour. Local popular schooling is available both in the state and private sectors including Leicester Grammar and Stoneygate School in Great Glen together with well-regarded schools at Uppingham and Oakham.

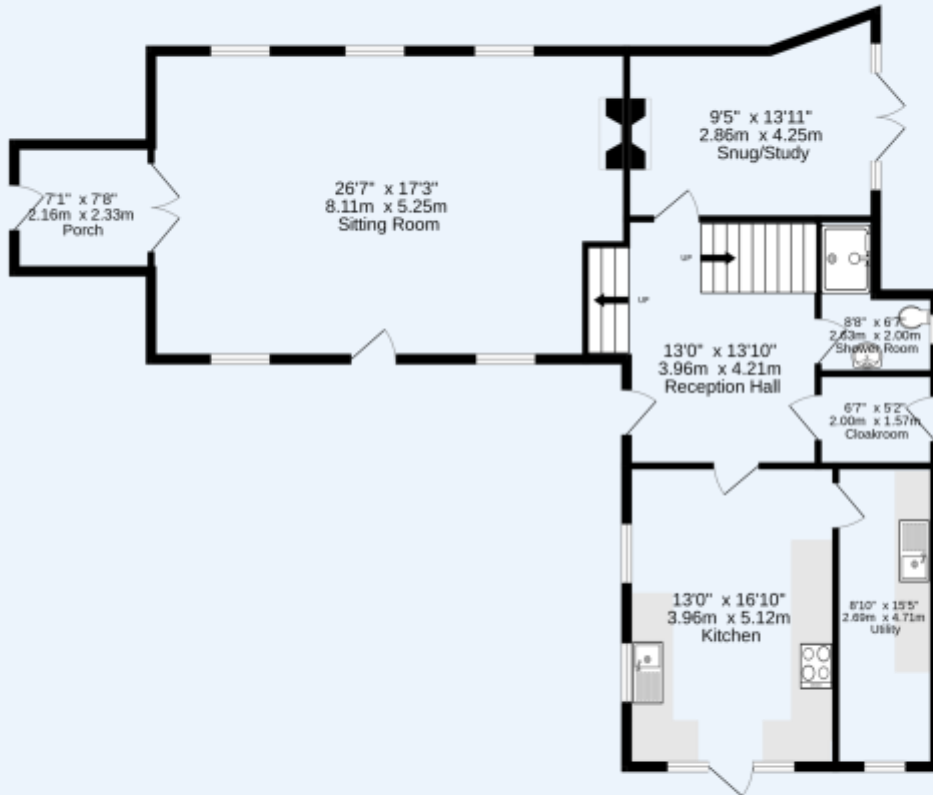
Satnav Information

The property's postcode is LE7 9LF, and house name The Old School.

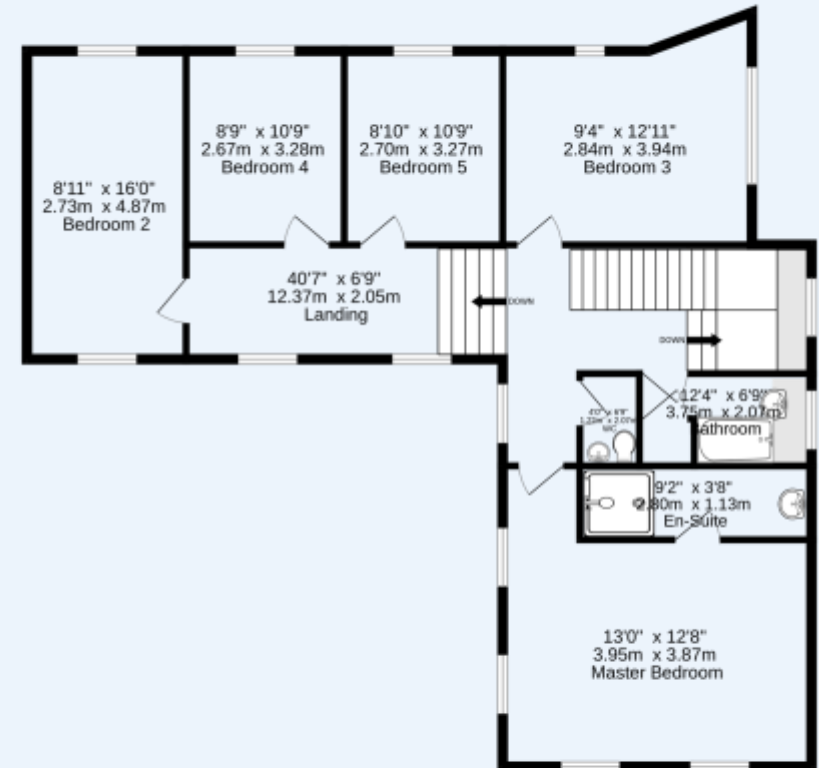




GROUND FLOOR
1154 sq.ft. (107.2 sq.m.) approx.



1ST FLOOR
1119 sq.ft. (104.0 sq.m.) approx.



TOTAL FLOOR AREA : 2274 sq.ft. (211.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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