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LISTED BUILDINGS

Hall Farm

ASHBY MAGNA, LEICESTERSHIRE

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Occupying a delightful position within the highly regarded village of Ashby Magna, Hall Farm is an outstanding Grade II Listed equestrian residence offering over 4,400 sq. ft of beautifully appointed accommodation set within exceptional grounds. Combining the timeless character of an historic farmhouse with the comforts and versatility demanded by modern family living, this remarkable six-bedroom home presents a rare opportunity to acquire a substantial period property with extensive lifestyle and equestrian appeal.

Exceptional Grade II Listed detached farmhouse • Over 4,400 sq. ft of beautifully presented accommodation • Six spacious bedrooms arranged over three floors • Established equestrian facilities with existing stables • Planning consent for additional stables • Planning permission for a carport with studio above • Extensive paddocks and grazing land • Private woodland within the grounds • Wealth of period features including exposed beams and fireplaces • Landscaped gardens, extensive parking and countryside views • Total plot 5.77 acres or thereabouts

Accommodation

Rich in original features including exposed beams, inglenook fireplaces, vaulted ceilings and timber flooring, Hall Farm has been sympathetically enhanced to preserve its architectural heritage whilst creating a warm, welcoming and highly functional family home. Beyond the principal residence, the property benefits from established stables, paddocks and private woodland, together with planning consent for additional stabling and further planning permission for a carport/ studio, offering significant scope for future enhancement.

The accommodation is arranged across three floors and offers an exceptional degree of flexibility for family living. At the heart of the home lies the impressive farmhouse-style kitchen and living area, beautifully appointed with traditional cabinetry, a central island and an exposed brick fireplace, creating a wonderful sociable space for both everyday life and entertaining.

A welcoming reception hall leads to a series of elegant reception rooms, including a formal dining room, drawing room and study, each displaying a wealth of exposed timbers, original fireplaces and period detailing. A spacious sitting room and conservatory further enhance the versatility of the ground floor, while a utility room and cloakroom complete the ground floor accommodation.

To the first floor, the principal bedroom suite enjoys generous proportions, a contemporary ensuite bathroom and direct access to a private balcony overlooking the gardens and surrounding countryside. Three further double bedrooms are served by stylish bathroom facilities, all retaining much of the property's original character through exposed beams and historic architectural features.

The second floor provides two additional bedrooms creating an ideal guest suite, teenage retreat or secondary living space if required. Throughout the property, traditional craftsmanship and contemporary styling combine seamlessly to create a home of immense character and practicality.

Outside & Equestrian Facilities

Hall Farm is approached via a gravelled driveway providing extensive off-road parking and a fitting arrival to this impressive country home. The beautifully landscaped gardens are predominantly laid to lawn and complemented by mature trees, well-stocked borders and a variety of paved terraces and entertaining areas, all positioned to enjoy the peaceful rural surroundings.

The grounds include established stabling, well-maintained paddocks and grazing land, together with planning consent for additional stables (ref: 06/00657/FUL), providing excellent scope for those with equestrian interests. Further planning permission has also been granted for the construction of a carport with studio accommodation above, offering exciting potential for ancillary accommodation, home working or leisure use. Planning ref: 25/00349/FUL, harborough.gov.uk





Beyond the paddocks, areas of private woodland further enhance the property's appeal, creating a wonderful sense of privacy, seclusion and connection with the surrounding countryside. The combination of formal gardens, equestrian facilities, paddocks and woodland makes Hall Farm a truly exceptional lifestyle property of considerable distinction.

Historical Note

Scheduled monument & Carp Ponds

In the copse of trees adjacent to the paddocks is the site of a former moated Manor House and remaining depressions of fish pond.

Location

Ashby Magna is a picturesque village situated in the Harborough district of Leicestershire, just a few miles northeast of Lutterworth and within easy reach of Leicester. Surrounded by attractive countryside, it lies close to a cluster of other rural villages including, Gilmorton, Kimcote, Bruntingthorpe, and Peatling Parva, all of which contribute to a strong sense of local community having several excellent restaurants/public houses. The village also benefits from excellent transport links, with Market Harborough station providing direct mainline services to London St Pancras in just over an hour, while Rugby station, approximately nine miles away, offers regular fast trains to London Euston in under an hour. Everyday amenities such as supermarkets, leisure facilities, and healthcare are available nearby in both Lutterworth and Broughton Astley, with Leicester to the north offering a more extensive range of retail, cultural, and commercial services.

The village is well served by local schooling. Gilmorton Chandler C of E Primary School provides high-quality education for younger children and is supported by a school bus service that connects neighbouring villages. Secondary education is available in Lutterworth at the well-regarded Lutterworth College and Lutterworth High School. For families considering independent schools, respected options nearby include Leicester Grammar School, Ratcliffe College, and Stonegate School. Ashby Magna combination of rural charm, strong community ties, and excellent access to schooling and transport links makes it a desirable place to live.









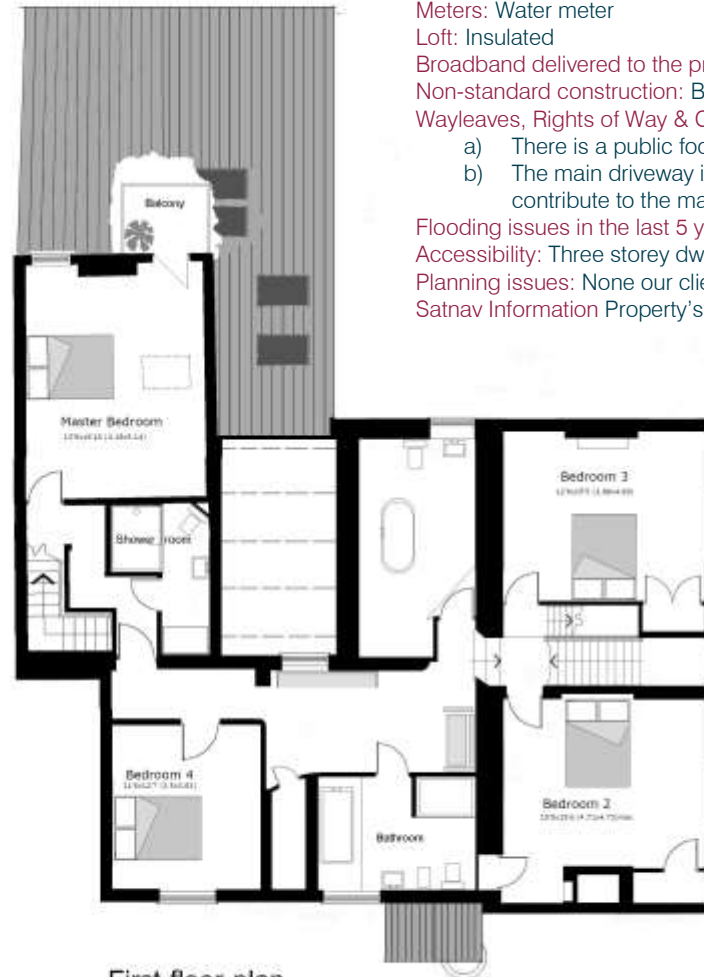
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Hall Farm, Hall Lane, Ashby Magna, Lutterworth, LE17

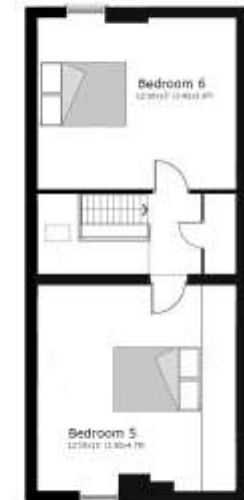
Approximate Area = 4408 sq ft / 409.5 sq m



Ground floor plan



First floor plan



Second floor plan

- Tenure: Freehold
- Local Authority: Harborough District Council
- Listed Status: Grade II Listed. Listing number 1061551
- Conservation Area: No
- Tax Band: G
- Services: The property is offered to the market with all mains services and gas fired central heating.
- Meters: Water meter
- Loft: Insulated
- Broadband delivered to the property: FTTC
- Non-standard construction: Believed to be of standard construction
- Wayleaves, Rights of Way & Covenants: Yes.
 - a) There is a public footpath across the rear field close to the far boundary
 - b) The main driveway is owned by Hall Farm, the other three properties contribute to the maintenance costs
- Flooding issues in the last 5 years: No
- Accessibility: Three storey dwelling
- Planning issues: None our clients are aware of
- Satnav Information Property's postcode is LE17 5ND, and house name Hall Farm.

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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.

