



JAMES
SELICKS

The Mission Hall
MEDBOURNE, MARKET HARBOUROUGH



This is a converted former Victorian Chapel boasting a wealth of original, period and ecclesiastical features which blend seamlessly with the contemporary additions our client has added. Situated in the unspoilt, rural and well-regarded village of Medbourne in Leicestershire's scenic Welland Valley.

Historic Victorian Mission Hall with striking Gothic façade • Prime location in a sought-after conservation village • Inverted layout maximising countryside views from living areas • Three double bedrooms, including a principal suite with dressing room • Two modern bathrooms, plus separate shower room • Feature reception room with vaulted ceiling and chapel windows • Open-plan kitchen/dining with Smeg appliances and pantry • Original character details throughout, including arched doors and stonework • Utility room with rear access and fitted storage • Front courtyard garden and private rear garden with entertaining space •

The Mission Hall has been thoughtfully converted to maximise the far-reaching views over the Welland Valley, with the principal living spaces positioned on the first floor to take full advantage of the surrounding countryside. The bedrooms, bathrooms, and utility room are located on the ground floor, allowing the upstairs living areas to enjoy uninterrupted views.

Boasting a striking gothic ecclesiastical façade, it is one of the most distinctive and admired properties in this sought-after conservation village. Architectural features include arched stone-mullioned windows, intricate decorative brickwork, carved stone corbels, and a cross finial on the gable end, demonstrating an impressive example of period design and craftsmanship.

Accommodation

The property is entered via an entrance vestibule, featuring original double-arched wooden doors, flanked by windows on either side. The space is finished with flagstone flooring and panelled walls, leading through double doors into a welcoming reception hall. This hall enjoys natural light from windows to both the front and side elevations and provides access to the first floor via a staircase. Off the hall is a cloakroom, fitted with a low-flush WC, wash hand basin, tiled flooring, and discreet spotlighting. An inner corridor, also lit with spotlights, leads to the ground-floor accommodation.

The principal bedroom suite is a generous space, featuring French doors and windows opening onto the rear garden, as well as two additional side-facing windows. The adjoining dressing room is fitted with a comprehensive range of built-in wardrobes, shelving, drawers, a wall mirror, and a side window.

Bedroom two benefits from a side-facing window and recessed lighting. Bedroom three also features a window to the side and integrated spotlights. The family bathroom is well-appointed, with a side window, a Jacuzzi corner bath with a contemporary handheld shower attachment, an oak-plinth vanity unit with inset wash hand basin, stylish subway tiling to the wet areas, and a tiled floor. A separate shower room offers a fully tiled finish, with a walk-in double shower, a wash hand basin, heated chrome towel rail, and a window for natural ventilation.

The utility room retains its original solid wood arched door, with further windows to the side and rear. It is fitted with a stainless-steel sink and drainer, wood-effect worktops, under-counter storage, and plumbing for both a washing machine and tumble dryer. Additional worktop space and tiled flooring complete the room.





A return staircase, illuminated by front and side windows, rises to an exceptional first-floor reception space. This magnificent room showcases original chapel windows to both the front and side elevations, a vaulted ceiling, and a cast iron log burner set on a slate hearth, providing a striking focal point.

The reception room flows into a spacious dining area, which is bathed in light from side-facing windows and is perfect for entertaining. The space opens seamlessly into the impressive living kitchen, again featuring a vaulted ceiling and chapel windows to the rear with far-reaching countryside views. The kitchen is well-equipped with a range of base units and wood-effect worktops, incorporating a one and a quarter stainless steel sink and drainer. Integrated appliances include a Smeg five-ring oven and Smeg dishwasher. A walk-in pantry provides useful additional storage with built-in shelving.

Outside

Externally, the property sits behind a low-level brick wall with a central path leading into the pretty courtyard with immaculate box hedging, manicured trees flanking the front porch and further mature shrubs. Side access leads into an enclosed private rear garden with patio and gravel entertaining areas and mature borders.







Location

Medbourne is a well-regarded village in East Leicestershire, located in the scenic Welland Valley. Known for its traditional character, it offers peaceful rural living and an active local community.

The village lies within a Conservation Area, helping to protect its historic features and natural surroundings. At its centre is the 13th-century St. Giles' Church. Medbourne Brook runs through the village, passing the sports fields, children's playground, church, and pub, and is crossed by a medieval packhorse bridge.

Local amenities include a village store and post office. The Nevil Arms, a hotel and pub, serves as a key community hub, and attracts many from out of the area. The Village Hall hosts a pre-school and regular activities for all age groups, such as scouts, Pilates, and WI meetings. The sports and social club support a range of teams in tennis, football, and cricket at both junior and senior levels.

Medbourne is around 10 minutes from Market Harborough and 15 minutes from Uppingham. Market Harborough offers a wide selection of niche boutique shops and services, along with a mainline rail station providing direct trains to London St Pancras in under an hour. Uppingham features a variety of independent shops and restaurants clustered around its historic market square.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed. **Built:** 1870 (Victorian)

Conservation Area: Yes, Medbourne Conservation Area

Tree Preservation Orders: Any trees at the property would be subject to a TCA (Tree in a Conservation Area)

Tax Band: F

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

Broadband delivered to the property: Assumed FTTC

Non-standard construction: Believed to be of standard construction

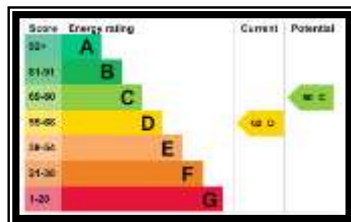
Wayleaves, Rights of Way & Covenants: Land Registry Title Register available on request

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. No modifications

Planning issues: None which our clients are aware of

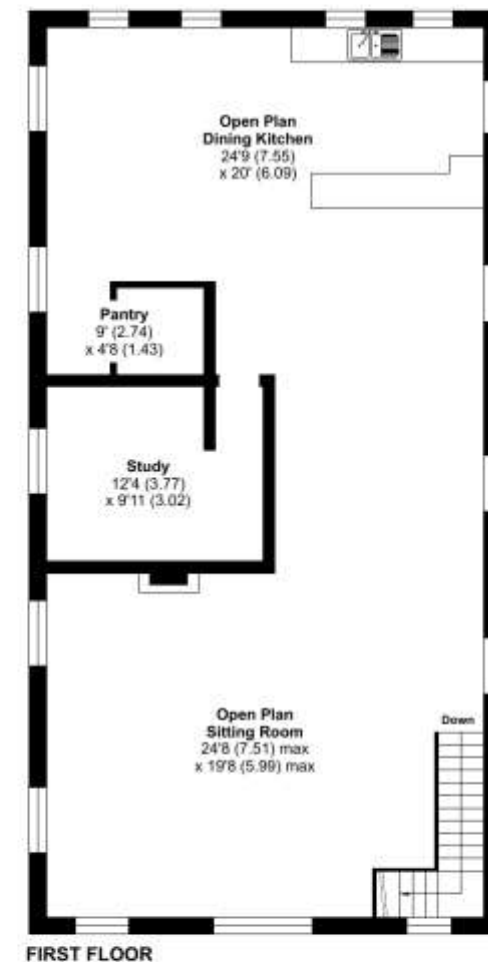
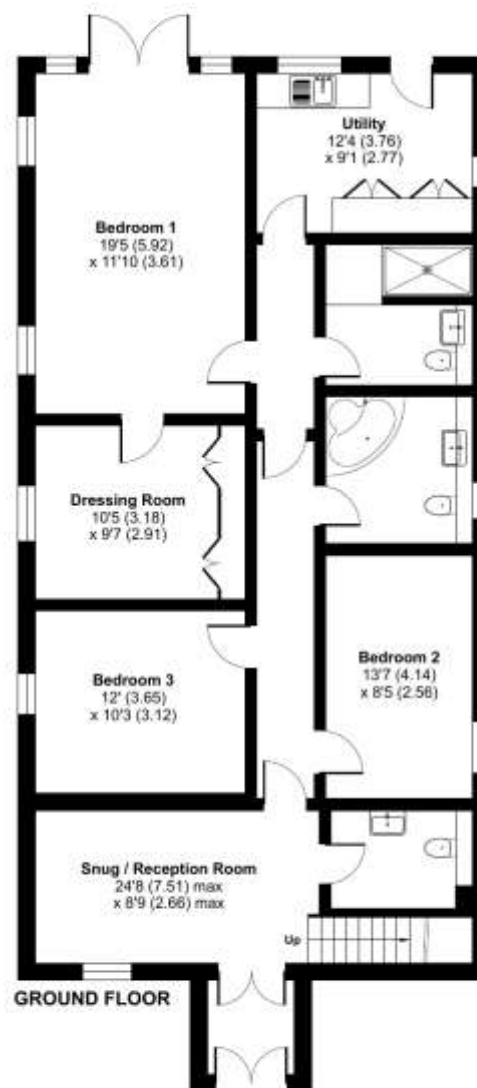
Satnav Information: The property's postcode is LE16 8DT, and house number 30



The Mission Hall, Medbourne, Market Harborough, LE16

Approximate Area = 2568 sq ft / 238.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for James Sellicks Estate Agents. REF: 1319621



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for James Sellicks Estate Agents. REF: 1319621

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseilicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesseilicks.com



Important Notice
James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.



JAMES
SELICKS