



# CHESTNUTS FARM

ILLSTON ON THE HILL, LEICESTERSHIRE







Chestnuts Farm occupies a total plot of approx. of 0.66 acres with panoramic views over rolling countryside. This superb country home has been extended and refurbished to create a spacious modern home with an oak-framed triple bay garage and room above. There is an existing planning approval for extension by creating two bedrooms and a bathroom in the loft space, and extension to the side and rear. There has previously been a planning permission approved (now lapsed) for the demolition of the property and the erection of a contemporary home.

Extended & refurbished detached property • 32ft open plan kitchen diner • 24ft Sitting room with bi-fold doors • Planning permission for two bedrooms in the roof & extension to the side and front • Previous planning for demolition & erection of new contemporary dwelling • Triple bay oak frame garage • Magnificent grounds • Super prime south east Leicester village • Panoramic countryside views • London St. Pancras in under an hour from Market Harborough train station

#### Accommodation

As soon as you step in through the front door into the welcoming 28ft hall, you immediately gain a sense of the space that this home has to offer. The sitting room spans the width of the home at the rear and commands breathtaking panoramic views through the bi-fold doors across rolling countryside. A sizeable fireplace and hearth provide the perfect focal point to relax in front during the evenings while a feature triptych of windows to the side provides a sneak glimpse of the verandah and gardens beyond.

The open plan kitchen/diner spans 32ft and provides the perfect space for entertaining friends and family. Sleek contemporary units provide ample storage with plenty of work surface space above, while a peninsula offers a breakfast bar and sink with mixer tap. There is an integrated washing machine, dishwasher, double oven, induction hob and fridge and freezer.

The master bedroom features an extensive range of fitted bedroom furniture including wardrobes, drawers and bedside tables with double French doors to the side on to a private sun terrace with space for a hot tub. The second bedroom is also a double and is flooded with natural light from the front and side windows. Currently used as study/hair salon. The family bathroom has been refitted with a contemporary suite that makes the most of the space in this sizeable room with a double walk-in shower cubicle, bath with shower attachment, WC and wash hand basin set within a vanity unit.

#### Separate Room Above Garage

Situated above the triple bay oak framed garage and accessed via its own timber staircase, this beautiful room is suitable for myriad of uses and benefits from a balcony terrace with far-reaching countryside views and its own private garden behind the garage.

#### Planning Information – All found at [www.harborough.gov.co.uk](http://www.harborough.gov.co.uk).

- Planning permission for two bedrooms in the roof & extension to the side & front- 21/00595/FUL
- Previous planning permission (since lapsed) for demolition of the existing house and erection of a contemporary dwelling - 14/00989/FUL
- Previous planning permission for erection of first floor to existing property - 16/00729/FUL





### Outside

Drive through the wrought iron electric gates up the sweeping gravelled drive and marvel at the breath-taking views. There is an extensive lawn to the front and small paddock enclosed by post and rail fencing which currently houses goats. A canopied verandah to the corner of the bungalow takes in views of the garden and countryside beyond and provides access to the extensive patio at the rear. There is a further patio terrace to the side ideal for sunbathing or for al fresco breakfasts in the summer. The rear lawn spans the width of the plot offering space for the whole family to enjoy this unique setting.

### Location

Illston On The Hill is a small village and parish lying seven miles north of Market Harborough. The village has a strong sense of community with a strong farming heritage and a population in the 2011 Census at 179. The main road into the village is a dead end creating a relatively traffic free environment. The village has a small public house, popular with the villagers' and a parish church. A wider range of amenities can be found in the nearby village of Billesdon which includes a village store, GP surgery, post office and a school. Market Harborough to the south provides a wider range of facilities catering for all day to day needs, with independent shops and a mainline rail station giving access to London St. Pancras in around an hour.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Tax Band:** E

**SERVICES:** The property is offered to the market with all mains services and ground source renewable energy heating.



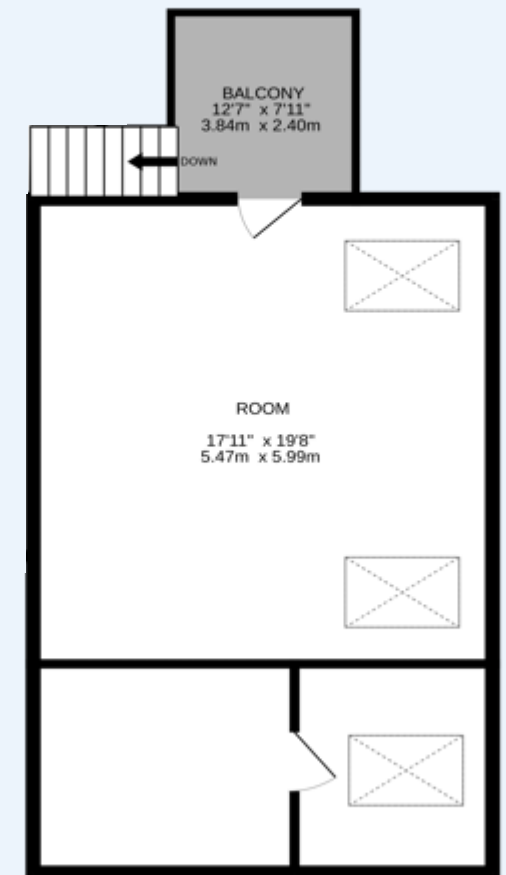
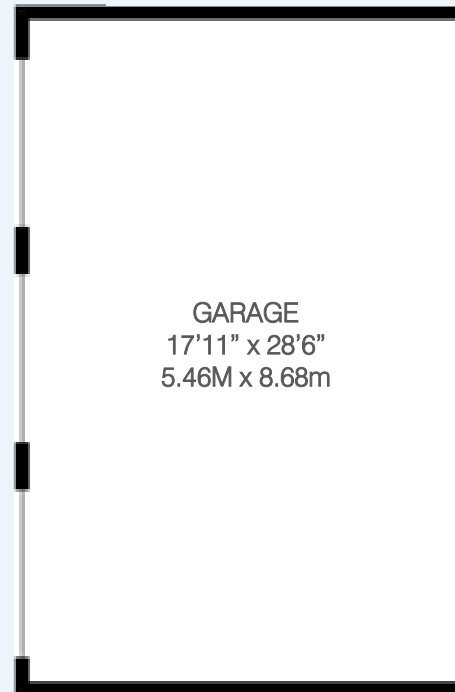
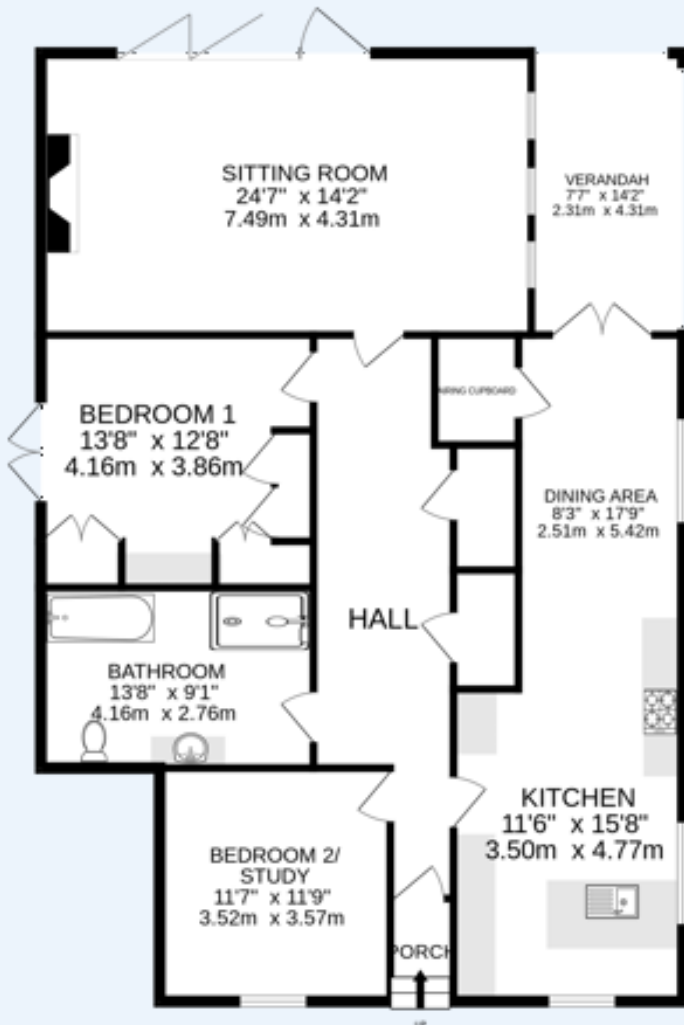
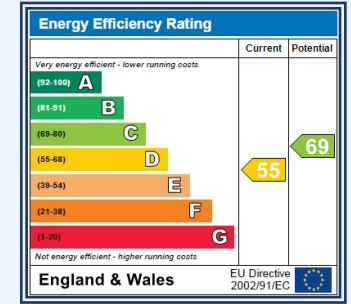
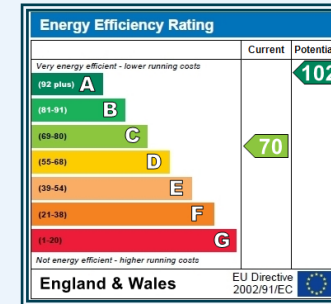




Chestnuts Farm, Main Street Ilston on the Hill, Leicestershire, LE7 9EG

Approx. internal floor area = 1961 Sq. Ft (182.2 Sq. M)

Measurements are approximate.  
Not to scale.  
For illustrative purposes only.



Satnav Information

The property's postcode is LE7 9EG, and house name Chestnuts 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.



# JAMES SELICKS

