



# THE OLD HALL | LUBENHAM, LEICESTERSHIRE. LE16 9TJ







## THE OLD HALL - LUBENHAM

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The Old Hall is a Grade II listed period property of distinction and steeped in history.

Situated on the site of Baude's Manor which was rebuilt in the 16<sup>th</sup> century as a two storey 'H' shaped Hall, it was partly demolished in 1774 with only the south wing now remaining. King Charles I slept in the property the night before the battle of Naseby in 1645.

The current vendors are offering the official title of: THE MANOR OF LORDSHIP OF LUBENHAM, LEICESTERSHIRE. By separate negotiation.

Constructed of stone and brick, this traditional family home sits within a plot size in excess of 2.5 acres. The property benefits from formal gardens, paddock, part moated area, duck pond. Sitting on the fringe of the popular south Leicestershire village of Lubenham The Old Hall enjoys a high degree of privacy, views across the south facing gardens and beyond.

On entering the entrance lobby, one's eyes are drawn to the feature staircase with bold timber balustrade and newels. The formal dining room to the right is of good proportions and displays an original central timber to the ceiling, two picture windows overlook the terrace and gardens beyond and a timber fireplace provides a focal point. The sitting room to the left is separated by double doors, has exposed original timbers to the ceiling, Inglenook fireplace, and two leaded windows overlooking the lawns. A music room adjoins the kitchen with window to the front elevation but would serve equally well as an office. The living kitchen has been fully updated in recent years and provides all one requires including Corian worktops and upstand over, Shaker style painted units, integrated appliances, walk in pantry, tiled floor, feature fireplace, exposed beams, and leaded windows to three elevations which provide an abundance of light. The ground floor also provides a generous utility room and a cloakroom.

The first floor benefits from delightful views across the garden. The master bedroom suite has a good sized dressing room along with an en-suite bathroom. There are four further bedrooms with bedroom five having a bathroom adjacent and a further separate shower room.







### OUTSIDE

the approach to the property is via double iron gates. The drive leads in turn to the garage block with paddock beyond.

There is an independent office and games room in excess of 500 sq feet and a timber summer house. To the rear of the property the formal terrace leads onto the landscaped gardens. There are ample areas of interest to include wildflower meadow, duck pond, a moat with foot bridge across and an abundance of specimen planting to include trees and shrubs. The outdoor space is a gardener's delight and a real jewel in the crown.



### LOCATION

Lubenham is well served; its amenities include a public house, Lubenham All Saints C of E Primary School and All Saints Church. The village lies two miles west of the town of Market Harborough. The town offers a wide range of shopping facilities, leisure centre, golf club and schools. Communications in the area are excellent with the A14 lying to the south and the M1 available at junction 21.

A main line rail service to London St. Pancras International in a little under an hour.

Naylors Estate Agents

12 The Square, Market Harborough, Leicestershire LE16 7PA

[sales@naylorsestateagents.com](mailto:sales@naylorsestateagents.com)

[naylorsestateagents.com](http://naylorsestateagents.com)

01858 45 00 20

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