



THE MANOR HOUSE

ILLSTON ON THE HILL

Dating from the late 17th century and with a 1794 date stone, The Manor House is a Grade II listed village home of architectural presence and enduring refinement. Constructed of coursed rubble stone with mullioned and transomed windows beneath Swithland and Welsh slate roofs, it stands with quiet authority in the heart of Illston.

A SENSE OF ARRIVAL

Extending to approximately 5,889 square feet, with an additional 400 square feet of stabling, The Manor House sits within grounds and gardens of approximately 1.1 acres, a setting as considered as the house itself.

A pair of rusticated stone gate piers – Grade II listed in their own right – set the tone of formality and flair, leading to a large gravel

driveway with ample parking space. A second driveway to the rear of the home leads to further parking beyond the courtyard.

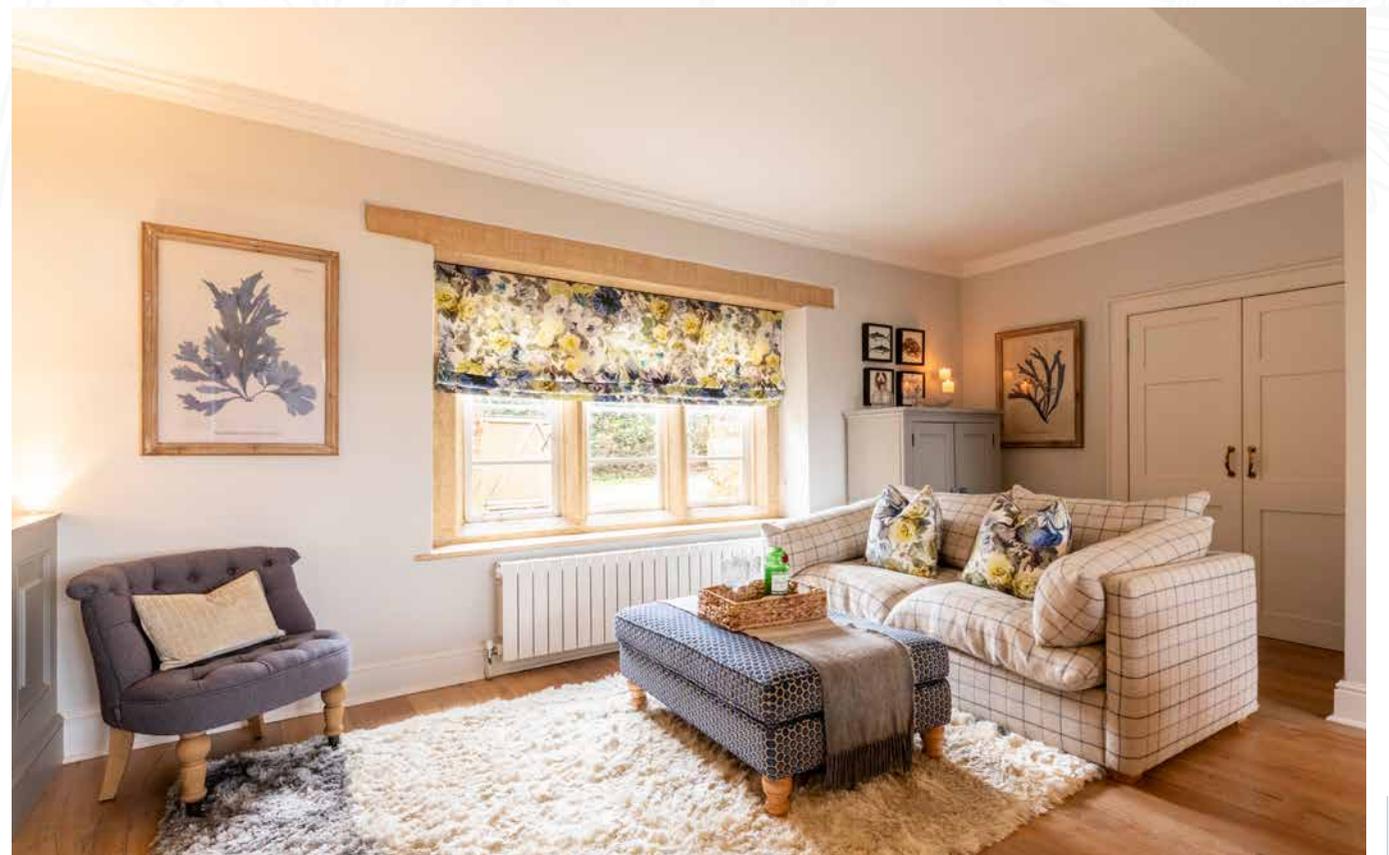
Above the Tudor-arched entrance, a carved tablet bears the Needham family arms and the inscription 'In Parvo Quies', meaning 'peace in a small place', a sentiment entirely befitting its setting.



RECEPTION ROOMS OF DISTINCTION

The formal front door opens into the reception hall, where generous proportions and natural light immediately establish the tone of the home. The staircase rises with quiet confidence, anchoring the interior and offering a glimpse of the rooms unfolding beyond.

The drawing room is a space of scale and quiet grandeur. Stone mullioned windows, some fitted with shutters, frame views of the gardens, while a marble fireplace and elegant proportions lend a sense of occasion. It is equally suited to larger gatherings or winter evenings beside the fire, its balance of symmetry and warmth creating an atmosphere that feels both impressive and inviting.





The dining room blends architectural substance with contemporary ease. Exposed beams of rich chestnut tone contrast beautifully with lighter finishes, while arched detailing softens the space, creating a refined setting for both formal dining and relaxed family occasions.

Across the hall, the sitting room is deeply charming. Overlooking the courtyard garden, it centres around an arched inglenook fireplace with log-burning stove and features authentic built-in cupboards that enhance its character and intimacy. It is a room that naturally invites slower evenings and quieter conversation.



Beyond, the inner hall offers a moment of pause between spaces, currently arranged as a reading corner beside the window, a gentle transitional area that adds to the home's sense of flow and comfort.

A separate study provides a composed and peaceful workspace, with bespoke cabinetry and a discreet side aspect.

Practical spaces include a flagstone-floored laundry room, cloakroom and plant room, carefully integrated to support modern living without compromising the character of the house.

THE KITCHEN: HERITAGE REIMAGINED

Formerly part of the original tack room, the kitchen now forms a dramatic yet welcoming heart to the home, with a high vaulted ceiling enhancing its sense of volume and light.

Bespoke Moir Wade cabinetry in deep petrol blue is topped with black granite, complemented by an

electric AGA and integrated Siemens appliances including oven, microwave, hob, dishwasher and fridge freezer. A walk-in larder provides further practicality.

Two sets of French doors open directly to the courtyard garden, allowing the kitchen to extend

naturally outdoors during warmer months and making it the centre of both daily life and entertaining.

Glazed doors lead to a wine cellar fitted with built-in racks and wine chillers, creating an elegant setting for hosting.



THE CONVERTED BARN

Beyond the main house, the converted barn is a remarkable space.

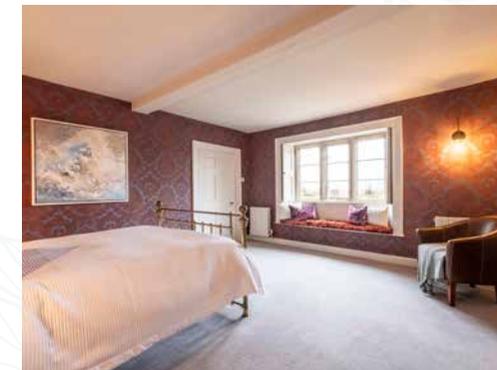
With stable door access to the driveway, further glazed doors framed externally by the original barn doors, and a mezzanine level above, the room retains its agricultural authenticity while offering exceptional versatility. Currently arranged as a games room and gym, with its own shower room, it also presents potential for ancillary accommodation, subject to the necessary consents.

It is generous, characterful and filled with possibility, a space equally suited to recreation, work or celebration.



SOAK AND SLEEP

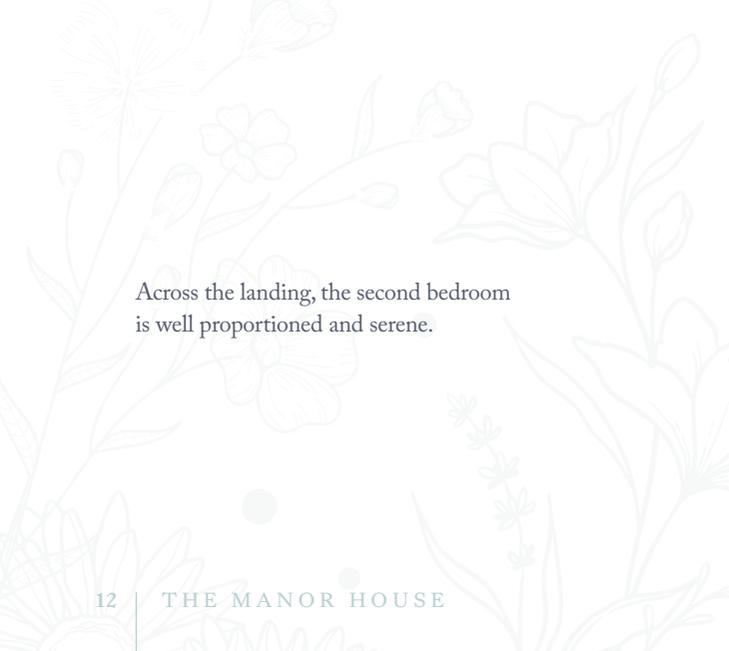
Upstairs, the principal suite enjoys beautiful views across the formal front gardens, framed by a window seat that creates a peaceful vantage point. An ornamental fireplace enhances the sense of heritage, while a dressing area and en suite shower room provide comfort and privacy.





The third bedroom on this floor benefits from its own sitting room and en suite bathroom, offering flexibility for extended family, independent living or a luxurious arrangement.

The family bathroom features a roll-top, claw-foot bathtub and a separate shower, blending period character with everyday practicality.



Across the landing, the second bedroom is well proportioned and serene.





On the second floor are three further generous bedrooms and a store room. The bathroom serving one of these bedrooms also connects to the landing, allowing it to function as a shared facility for this level, a thoughtful arrangement for family or visiting guests.



A COUNTRY GARDEN

The Manor House is set within grounds and gardens extending to approximately 1.1 acres.

To the front, formal gardens unfold behind yew hedging and stone walls, with deep herbaceous borders providing colour and structure throughout the seasons.

A walled courtyard garden forms a sheltered outdoor room, complete with reflection pond and topiary rose arch, an intimate setting that connects seamlessly to the kitchen and sitting room.





Beyond, lawns extend towards the paddock, with mature trees preserving privacy and framing views across open countryside.



Former stables, currently used as storage, present the opportunity for conversion into garaging, subject to the usual consents.

It is a landscape designed not merely for display, but for living, from quiet mornings within the courtyard walls to summer gatherings across the lawns beneath open skies.



The Manor House offers scale without excess, history without compromise and architectural authenticity rarely found in such complete form.



THE FINER DETAILS

Freehold
Detached
Grade II listed
Conservation area
Dates to 17th century

Plot approx. 1.1 acre
Oil central heating
Mains electricity, water and sewage
Harborough District Council, tax band G

Ground Floor: approx. 271.9 sq. metres (2,962.2 sq. feet)
First Floor: approx. 161.3 sq. metres (1,736.4 sq. feet)
Second Floor: approx. 114 sq. metres (1,226.6 sq. feet)
Total Home: approx. 547.1 sq. metres (5,889.2 sq. feet)
Stables: approx. 50.8 sq. metres (546.5 sq. feet)



IN THE LOCALE

Ilston on the Hill is the kind of village that feels deliberately 'away from it all' - quiet lanes, open skies and the satisfying peace that comes with a small rural setting. Village life gathers around the popular and welcoming village pub, The Fox and Goose, hosting regular events including the village's annual 'Onion Sunday'!

Countryside walks abound through the local Leicestershire countryside including to neighbouring villages Carlton Curlieu and Burton Overy.

Recently voted one of the best places to live in The Sunday Times Best Places to Live guide, the nearby market town of Market Harborough

has a delightful range of shops, restaurants and coffee shops amidst its charming architecture and historical landmarks.

Quality schooling is in abundance in the area, with independent and state schools in Market Harborough, Uppingham, Stamford, Oakham, Rugby and Leicester Grammar School in Great Glen, just a ten minute drive away. Road and rail links are excellent with nearby Market Harborough Railway Station offering connections to London in under an hour, while the A47 connects to all the historic towns and cities this wonderful part of the country has to offer, ensuring you never feel far from the beaten track.

LOCAL INFORMATION

- Market Harborough** 9 miles (19 minutes)
- Uppingham** 12 miles (20 minutes)
- Oakham** 13 miles (25 minutes)
- Leicester** 11 miles (29 minutes)
- Stamford** 23 miles (38 minutes)
- Rugby** 25 miles (52 minutes)

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