

17 SCRAPTOFT HALL

SCRAPTOFT, LEICESTER



17 Scraptoft Hall
Scraptoft, Leicester LE7 9TW

£210,000

A rare opportunity to acquire a piece of Britain's heritage in this stunning one double bedroom apartment located on the third floor of Scraptoft Hall, a Grade II* Listed Country Manor House built in 1723 by local MP James Wigley, who also laid out the ornamental lake and gardens in the mid-18th Century.

Intruder alarms * video door entry * period joinery and finishes * restored timber panelling * underfloor heating * Georgian sash windows with conservation double glazing * individually designed kitchens with integrated Neff appliances * acoustic and thermal insulation to modern standards * secure basement storage * mature landscaped gardens including Claire-Voie and historic lake.

LOCATION

The setting to the Hall is provided by Scraptoft Church, a Grade I Listed Building in its own right and the 'Claire-Voie' which protects the open view of the Hall from the west through the iconic screen gates. The Hall itself is the finest examples of Georgian Hall architecture in the Country and has been fully restored to its former glory by Scraptoft Hall Ltd.

The Hall houses six beautiful and individual one and two bedroom apartments, a penthouse covering the entire upper floor and a conversion of the music room wing with dramatic views of the historic southern lawns and vista.

The former stables and courtyard area comprises six converted Grade II Listed Buildings, a new townhouse and a mix of two to five bedroom homes with car parking and garaging. The development is completed by four new detached homes set around the historic pond adjacent to the former forge.

ACCOMMODATION

The accommodation comprises communal entrance hall with marble flooring, private entrance hall, cloaks cupboard, boiler cupboard, elegant sitting room, open plan to superb modern kitchen with high specification fitments, Neff appliances and fantastic 360 degree views, one double bedroom and a highly specified bathroom.

DIRECTIONAL NOTE

The Scraptoft Hall development is easily accessible either from Leicester via Scraptoft Lane or directly off the A47 via Station Road. The entrance to the site with access to the show home is from Church Hill in the village centre.







17 Scraftoft Hall, Scraftoft, Leicester LE7 9TW
 Sitting Room 5.25m x 6.0m (17'2" x 19'6")
 Kitchen 2.85m x 2.60m (9'3" x 8'5")
 Bedroom 4.70m x 4.07m (15'4" x 13'3")
 Total 72 SQ. M (775 SQ. FT.)



www.jamesellicks.com

Leicester Office
 56 Granby Street
 Leicester
 LE1 1DH
 0116 285 4554
leicester@jamesellicks.com

Market Harborough Office
 01858 410008

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Measurements 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.