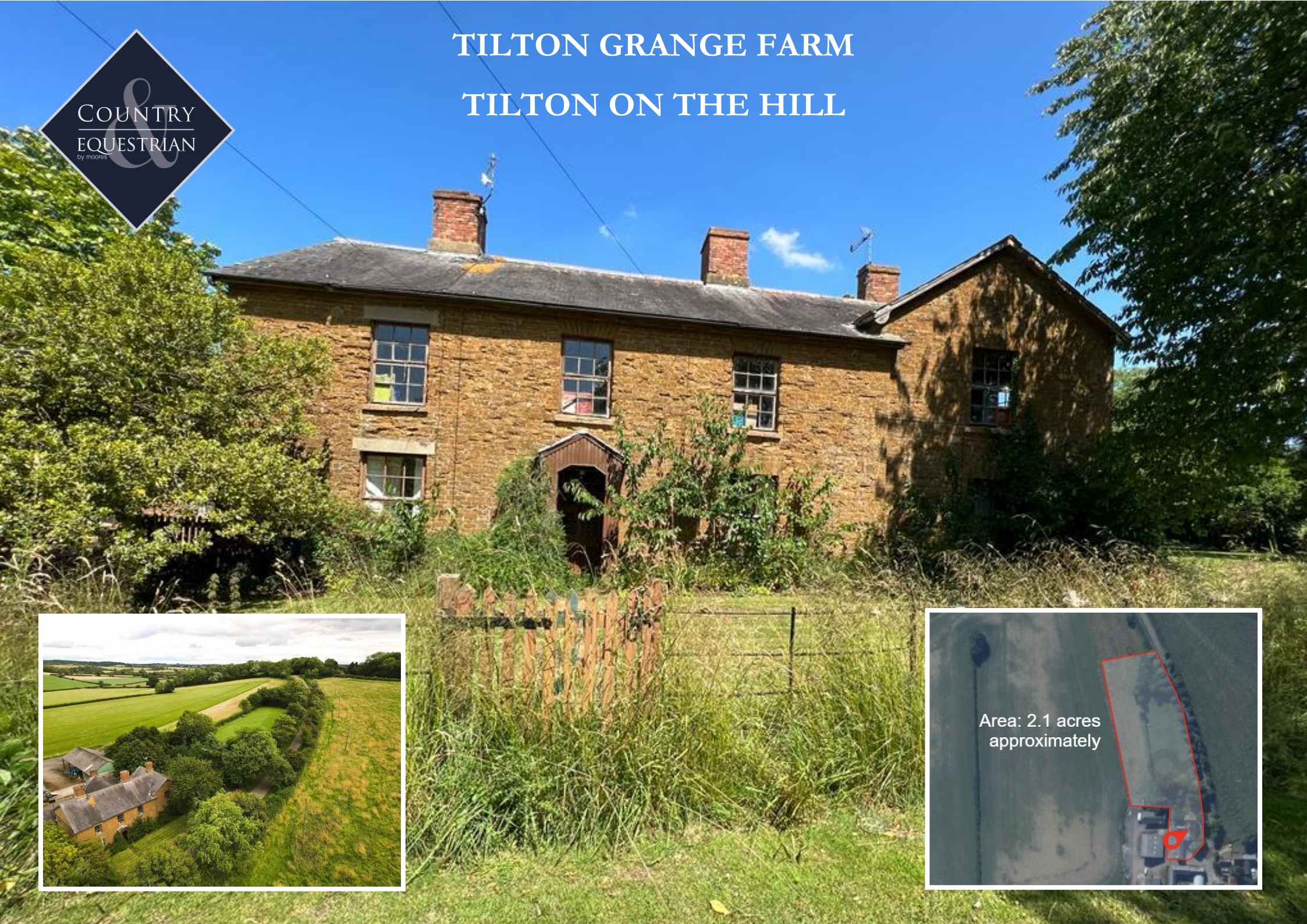




TILTON GRANGE FARM TILTON ON THE HILL



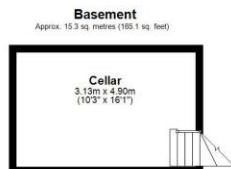
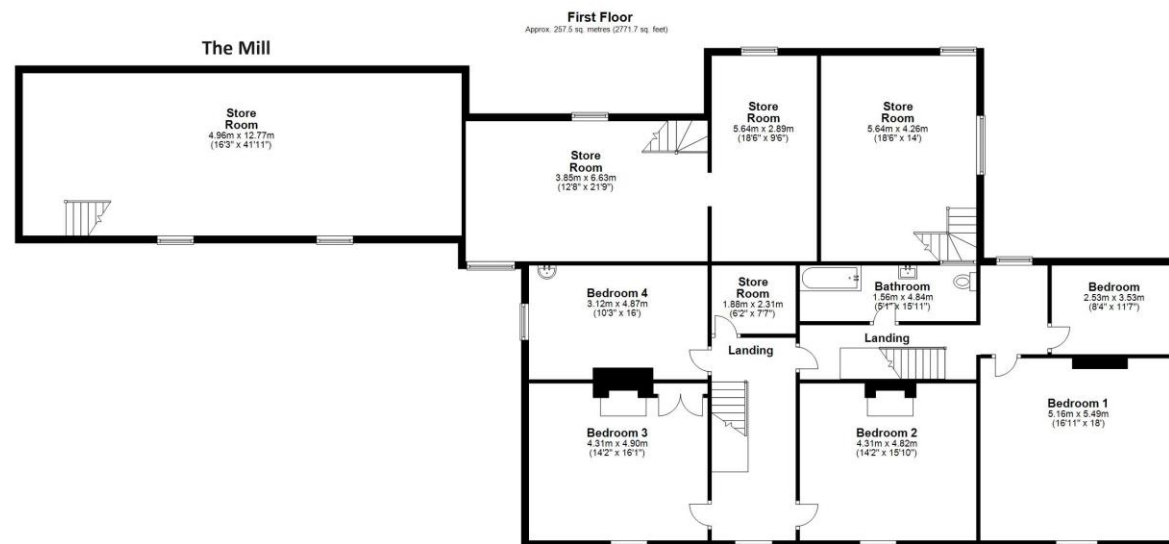
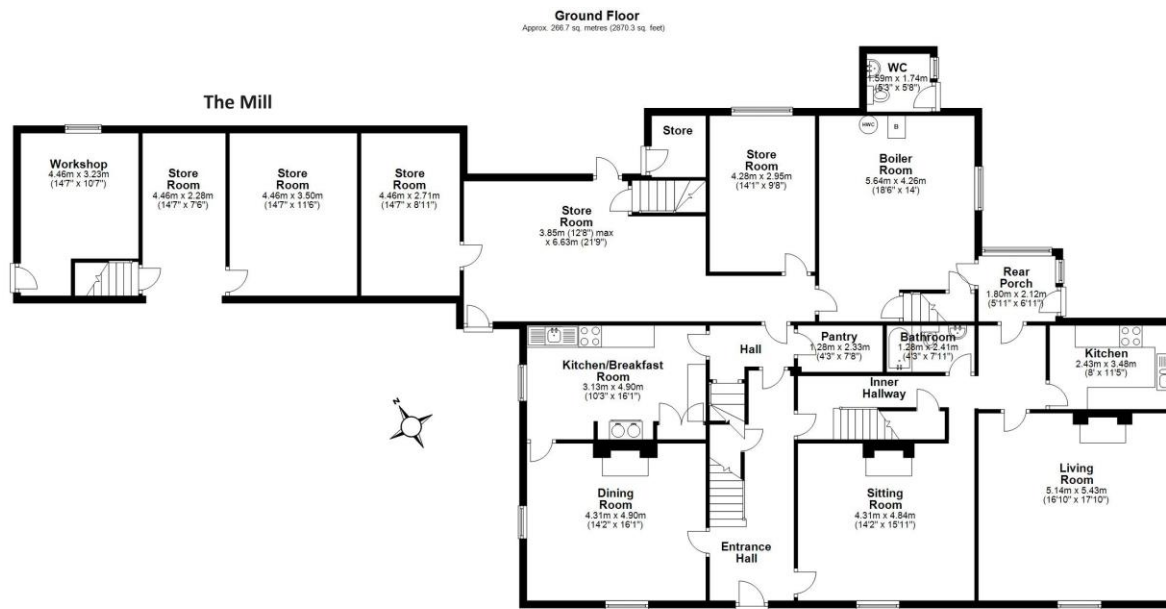


Tilton Grange Farm is idyllically set on the edge of the popular village of Tilton On The Hill, with good amenities and excellent access to the A47 giving quick access to Leicester and mainline trains to London from Market Harborough.

Tilton Grange Farm offers a substantial farmhouse with excellent proportions. The property does require full restoration, but offers all the potential to be made into a prestigious country home in a quiet rural setting. The property is set within mature gardens with an adjacent grass paddock which has been previously used for and is registered as a Caravan Club campsite with electric points etc. The property also gives a stone building “The Mill” currently used as storage and workshop space, but with planning permission applied for conversion to a 2 bedroom property / annexe potential.

Tilton on the Hill is situated close to the Rutland/Leicestershire border and is a hill top village with local facilities including a Post office/general store and a popular public house. The village is particularly well situated for fast access into Oakham, the B6047, the A1 lies to the east and A14 to the south. The nearby local beauty spot of Rutland Water offers many leisure pursuits and scenic walks. The A47 just to the west providing fast access to the Intercity station at Market Harborough, Leicester and Melton Mowbray.

The property is offered to the market with NO CHAIN.



Total area: approx. 539.5 sq. metres (5807.1 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors. Plan produced using PlanUp.

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