



# THE MANOR HOUSE

CRANOE, MARKET HARBOROUGH

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## The Manor House,

Cranoe,  
Market Harborough,  
Leicestershire

A beautifully situated unlisted Manor House in an elevated position with far reaching views, with gardens and grounds of 1.2 acres to include outbuildings and separate guest annexe.

- | Self-contained one bed guest annexe |
- Outbuildings | Market Harborough Station 15 mins distant | Three reception rooms | Breakfast kitchen
- | Garden room | Five bedrooms | Ensuite to master
- | Family bathroom | Small turnout paddock | Cellarage |

### ACCOMMODATION

The Manor House is understood to have been built circa 1830, has classical proportions, high ceilings and an abundance of character throughout. It was a working farm until the late 1960's and has been subsequently remodelled to create a very comfortable family home. The accommodation which is oil fired centrally heated (new boiler 2021) is arranged over three floors plus cellarage. A classic Georgian front door and canopy leads to a hall with a staircase off and two principal reception rooms both with dual aspect windows and high sash windows overlooking the front garden and 180° views over open countryside to the south. Both of these rooms have active open fireplaces. Conveniently situated through double doors is an elegant dining room with double glazed sash windows to the side, again with uninterrupted countryside views.

The kitchen provides a generous space for casual dining, with a range of hand built shaker style cabinetry including pan drawers, store cabinets and wall units, all under Corian work surfaces. Appliances include a Miele dishwasher, Neff induction hob, double oven and an oil fired Aga. A wine cellar and pantry with brick thrall.

To the rear, is a traditional high quality hardwood garden room by Arndega, providing lovely views of the gardens and rolling fields to the east. A cloakroom and large boot room and utility area completes the ground floor accommodation.

The first floor and landing lead to the master bedroom with fabulous southerly views and an ensuite and dressing room off. These have extensive wardrobes, twin sinks, bidet, bath and shower enclosure. There is also a separate WC. The second floor has two wonderful bedrooms with high ceilings, sash windows to the front and views. The fifth bedroom is to the rear; adjoining there is a recently refitted bathroom and WC.

A converted guest annexe provides a self-contained independent space for guests, home office or leisure use and comprises of a well equipped kitchen, sitting room with dual aspect windows and a bedroom with a well-appointed shower room.

### OUTSIDE

A driveway provides ample car standing space and access to double garaging, with a staircase to two attic stores with windows to the south and west. A range of former milking sheds and stabling is accessed via a gravelled driveway and provides extensive storage, garden workshop, and three loose boxes. This area of the garden is wonderfully sheltered and landscaped with productive fruit trees, Cedar greenhouse and a gate leading to a paddock with a five bar gate to Church Hill Lane. The grounds in total extend to approximately 1.2 acres principally lawned with a series of terraces taking best advantage of this wonderful elevated position. The garden to the rear has a limestone wall bordering the Church yard, and an orchard provides lovely views towards the Church of St. Michael's.

**Special note** – The field to the south of the property is owned by The Brudenell Estate, and it is proposed to vest this land in the parish for 125 years for use as an arboretum and pony paddocks.

### LOCATION

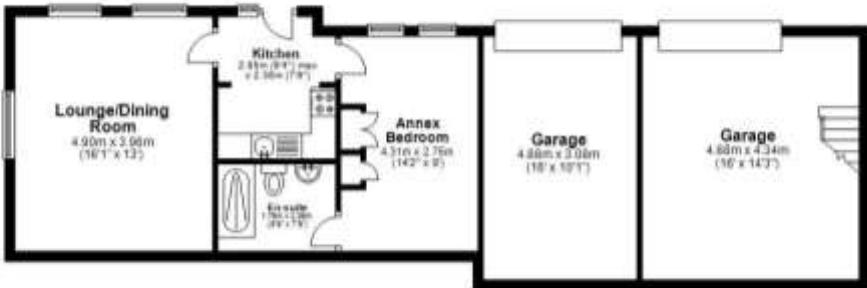
Cranoe is a small rural Welland Valley village within the parish of St Michaels Church. The area is very well served by popular schooling at junior and secondary level both in the state and private sector, with the nearby village of Hallaton offering a primary school which is particularly well regarded. Local amenities can be found at the nearby villages of Hallaton and Medbourne. Cranoe is conveniently situated for the market towns at Market Harborough, Oakham and Uppingham, with the regional centre at Leicester to the north.





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Annexe



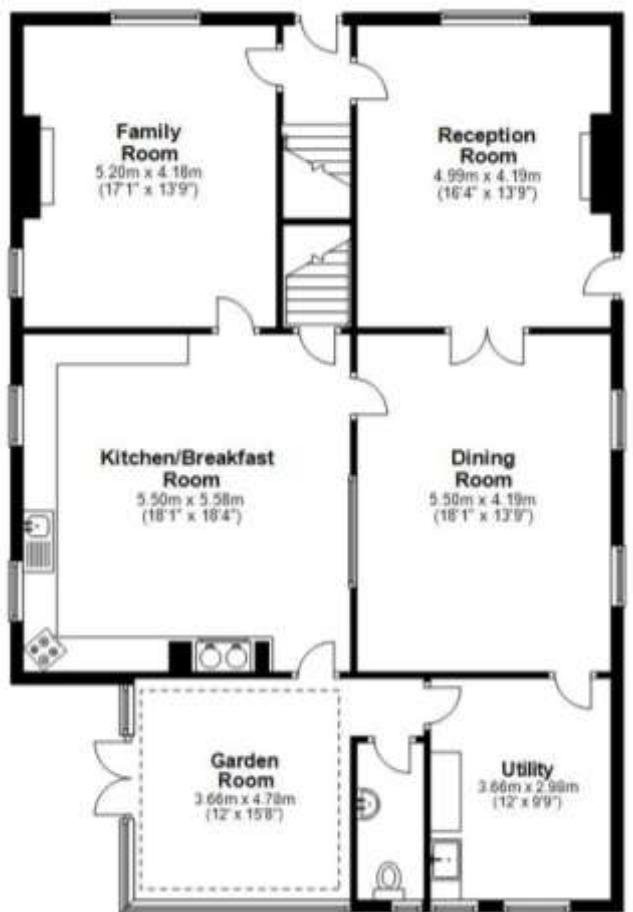
First floor



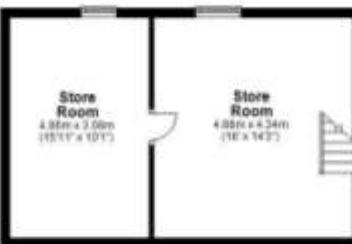
Measurements are approximate and for illustrative purposes only. Floorplan does not show actual position

Stabling

Ground Floor



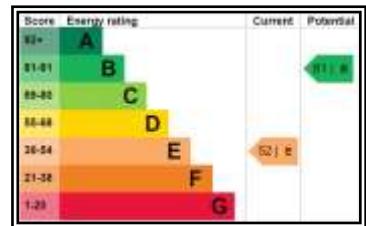
Store above garage



Basement



Second floor





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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.