



# MANOR FARM

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MAIN STREET, THORPE LANGTON, LEICESTERSHIRE, LE16 7TS



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Market Harborough 6 miles | Kibworth Beauchamp 6 miles | Uppingham 12 miles | Leicester 14 miles | Oakham 17 miles

*An exceptionally rare opportunity to purchase a Grade II Listed Farm House with several outbuildings situated in this favoured area of South Leicestershire with excellent views across the adjoining countryside, the whole requiring refurbishment and modernisation.*

## KEY FEATURES

Attractive 4 bedroomed Farmhouse in need of refurbishment throughout

Opportunity to create a further three bedrooms on second floor

Several Agricultural / Equestrian Outbuildings

Excellent location with extensive countryside views on all sides

Small enclosed paddock area

A wealth of original features situated throughout the property

## GUIDE PRICE

£600,000

## E A LANE & SONS

CHARTERED SURVEYORS

100 Regent Road  
Leicester  
LE1 7DG  
0116 233 6433  
graham@ealane.com  
www.ealane.com

## SITUATION

Manor Farm is located within the much sought after village of Thorpe Langton, Leicestershire and offers a once in a lifetime opportunity to purchase a traditional Farmhouse which boasts a wealth of original features and requires complete refurbishment and modernisation throughout.

The Farmhouse is of ironstone and limestone construction under traditional slated roof and the property is Grade II Listed under Historical England reference 1294167.

Access is gained via timber gate directly off Main Street and leads to the rear of the property to a large parking area for several cars. There is an adjoining traditional brick building with lofted first floor, garden area, small brick enclosed grass paddock, stabling and several further agricultural outbuildings. There may be further opportunity to convert the adjacent building to further residential use and extend the Farmhouse, subject to obtaining the relevant planning permissions, etc.

The Property is set in the beautiful Thorpe Langton area with countryside views to the front and rear and offering fantastic views of the Church and further hills known locally as the Caudles. The village offers many local walks and footpaths across the adjacent countryside.

A wide range of amenities are close by in the picturesque town of Market Harborough (6 miles) which provide a wide range of amenities including schooling, medical facilities, shops, theatre, restaurants and public houses. Market Harborough also has mainline services to London St Pancras and other neighbouring centres including the city of Leicester and the wider location offers excellent commuter links being within easy access to the M1, M6 and A14.

## GROUND FLOOR ACCOMMODATION

The accommodation is situated on three floors briefly comprising:-

Entrance Hallway leading to;

Dining Room (5.12m x 4.91m / 16'10" x 16'1");

Living Room (5.12m x 3.74m / 16'10" x 12'3");

Kitchen (5.07m x 3.33m / 16'8" x 10'11");

Dining Area (4.13m x 2.83m / 13'7" x 9'3");

Pantry (4.13m x 2.14m / 13'7" x 7');

Snug (4.01m x 3.23m / 13'2" x 10'7");

Shower Room

## FIRST FLOOR ACCOMMODATION

Bedroom 1 (5.07m x 3.77m / 16'8" x 12'4");

Dressing Room (5.07m x 2.14m / 16'8" x 7');

Bedroom 2 (5.12m x 3.74m / 16'10" x 12'3");

Bedroom 3 (3.97m x 3.17m / 13' x 10'5");

Bedroom 4 (3.23m x 2.78m / 10'7" x 9'1");

Bathroom

Landing Area (8.22m x 2.25m (max) / 16'11" x 7'4"(max))

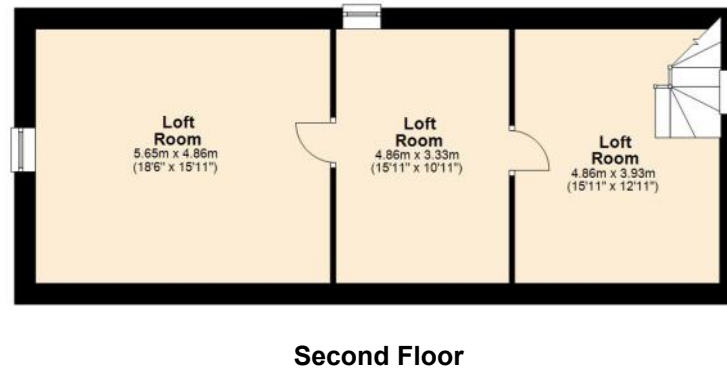
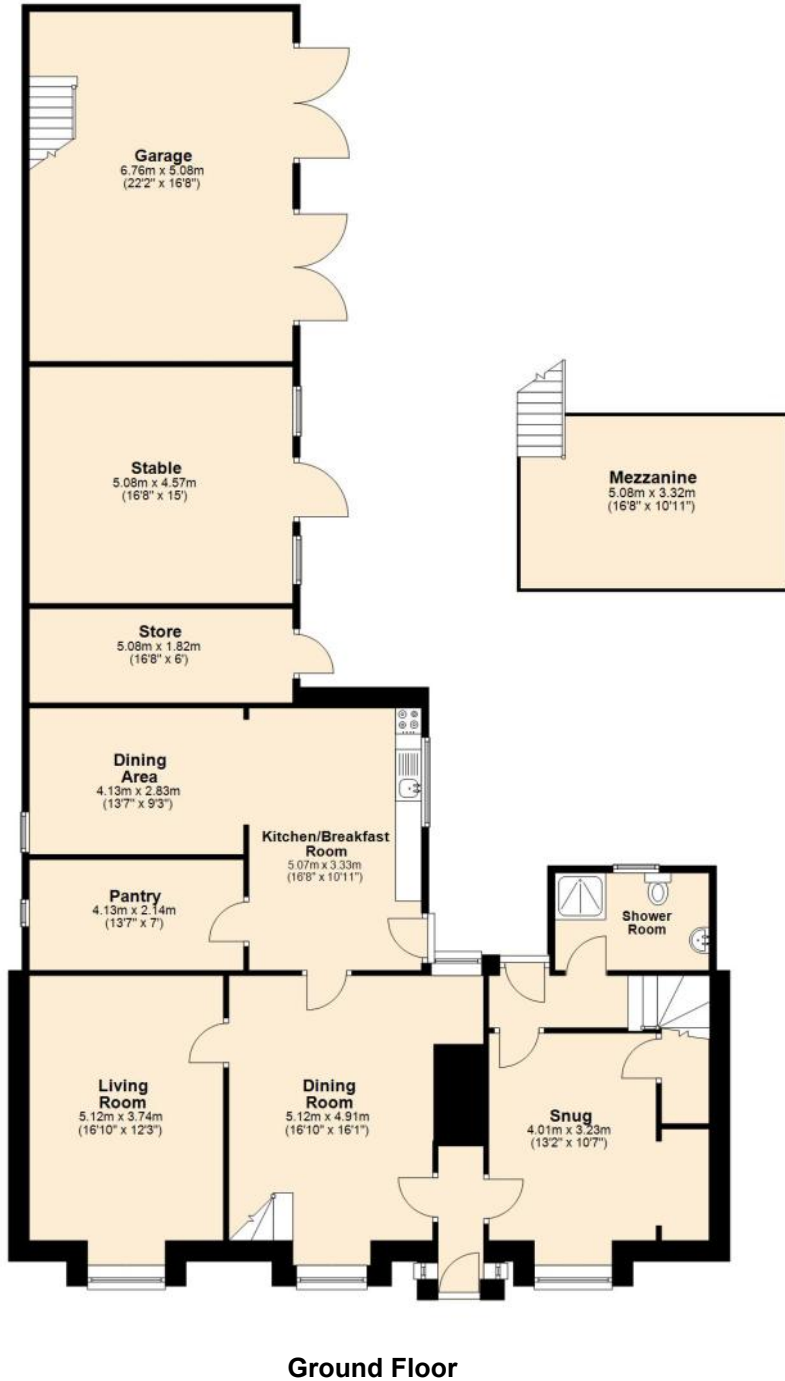
## SECOND FLOOR ACCOMMODATION

Loft Room 1 (4.86m x 3.93m / 15'11" x 12'11");

Loft Room 2 (4.86m x 3.33m / 15'11" x 10'11");

Loft Room 3 (5.65m x 4.86m / 18'6" x 15'11")

# MANOR FARM, MAIN STREET, THORPE LANGTON



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

**Total Area: approx. 370.0 sq. metres (3987.0 sq. feet)**

Any measurements on this plan are for display purposes only.  
Plan produced using PlanUp.







**Manor Farm, Thorpe Langton - Sale Plan**  
For identification purpose only.  
Not to scale

## TENURE

The property is freehold and vacant possession will be given on legal completion.

## SERVICES

Mains drainage, electricity and water.

None of the services or appliances, plumbing or electrical systems have been tested by the selling agents. There is no heating system in the property.

It is assumed that prior to offers being made all associated costs have been considered and are the responsibility of the purchaser. No further information as to the availability of services will be provided by the selling agents.

The estimated fastest standard download speed currently achievable for the property postcode area is around 16 Mbps (data taken from checker.ofcom.org.uk on 21/04/2026). Ultrafast may be available offering speeds of up to 1800 Mbps. Actual service availability speeds received may be different.

## COUNCIL TAX

Tax band F.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

F22.

## RESTRICTIONS, EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any rights of way whether public or private, and all easements, wayleaves and restrictions, whether or not specifically mentioned.

## FIXTURES AND FITTINGS

All fixtures and fittings detailed within this brochure are included in the sale without additional charge but all other items are specifically excluded.

## VIEWING

Strictly by prior confirmed appointment with the agents E A Lane & Sons.  
0116 233 6433.

## LOCAL AUTHORITIES

Harborough District Council, The Symington Building, Adam and Eve Street,  
Market Harborough, Leicestershire, LE16 7AG. 01858 828 282.

## DIRECTIONS

Postcode - LE16 7TS

what3words - ///divide.farm.promising

## OVERAGE CLAUSE

The property will be sold subject to an Overage on future non-agricultural or equestrian development. If planning permission is granted on the property for any use other than agricultural or equestrian and is not an extension or ancillary to Manor Farmhouse then 30% of the uplift in value will be payable to the Vendor(s) or their successors in title for 25 years from the date of legal completion. If Development takes place under the Town and Country Planning (General Permitted Development) (England) Order 2015 Class or any subsequent act or change to the regulations then this will also be a trigger event for Overage.

## PLANS

These are believed to be correct but their accuracy is not guaranteed and any error or omission or mis-statement shall not annul the sale nor entitle any party to an action in law. The plan is for identification purposes only. Should there be any discrepancy between these sale particulars and the General and the Specific Conditions of Sale, the latter shall prevail.





E A Lane & Sons for themselves and the vendors of this property whose agents they are give notice that:-

1. Prospective purchasers should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these particulars.
3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.
4. No person in the employment of E A Lane & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors.
5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact.
6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser to confirm that these have been dealt with properly and that all information is correct.