

# Finest



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Leesthorpe Hall



Pickwell Road | Leesthorpe | Edge of Rutland | Leicestershire





## Accommodation in Brief

### **Main House - Ground Floor**

Entrance Hall | Drawing Room | Sitting Room | Second Sitting Room | Dining Room  
Flower Room | Library | Kitchen | Breakfast Room | Laundry Room | Cloakroom/WC  
Boiler Room | Boot Room

### **Lower Ground Floor**

Vaulted Wine Cellars/Stores

### **First Floor**

Principal Suite with Dressing Room and En Suite Bathroom | Guest Bedroom with En Suite  
Six Further Bedrooms with En Suites | Study

### **Second Floor**

Three Further Bedrooms | Bathroom | Home Office | Store

### **Coach House - Ground Floor**

Kitchen | Dining Room | Sitting Room | Utility | Cloakroom

### **First Floor**

Principle Bedroom with En Suite Bathroom | Four Further Bedrooms | Family Bathroom

### **Garage/Hayloft**

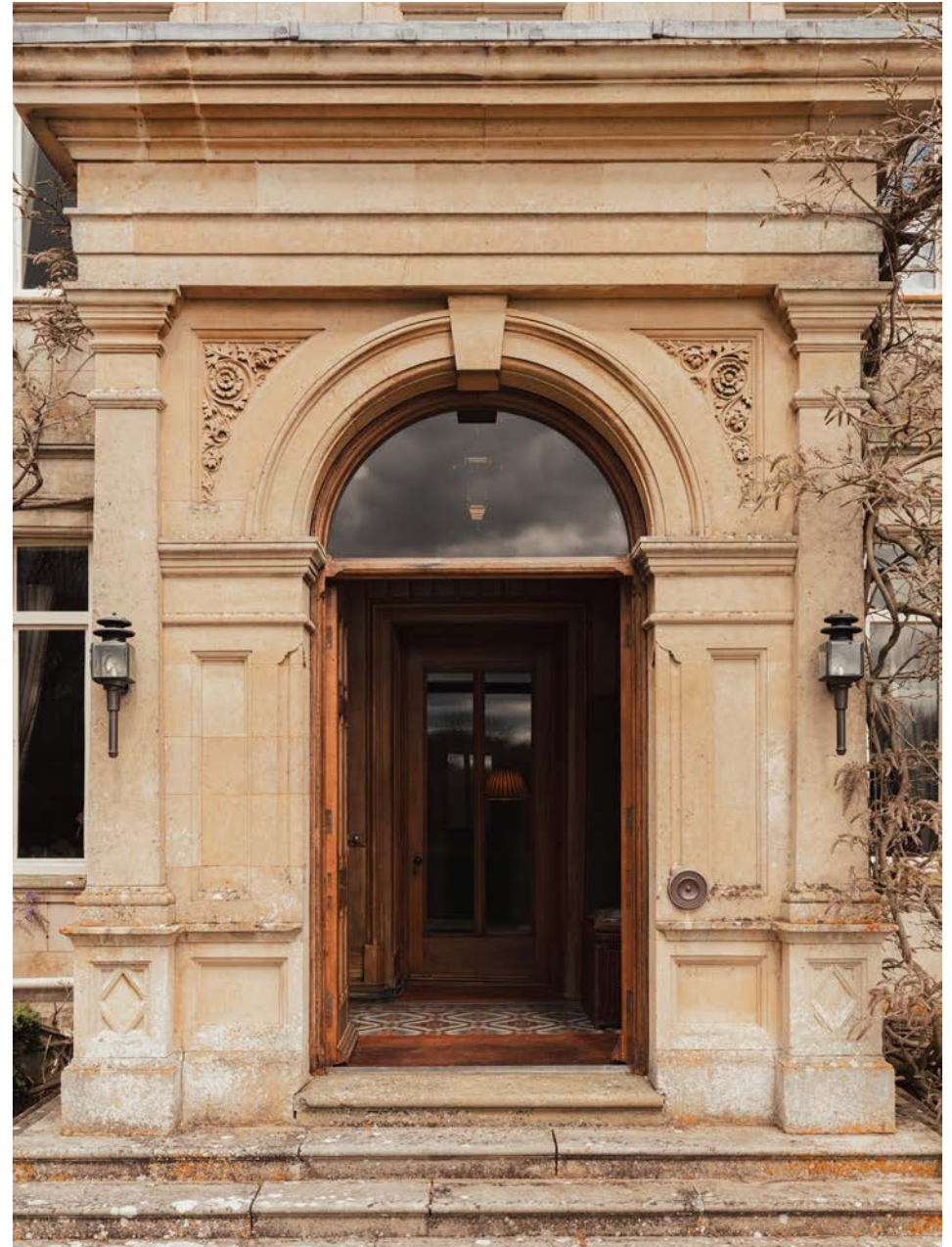
Garage Block | Gym / Reception Space

### **Outbuildings**

Stable Block with Offices

### **Externally**

Gravelled Forecourt | Extensive Parking | Formal Gardens & Terraces  
Ornamental Grounds | Parkland and Paddock | Estate Extending to circa 16.17 Acres









## Leesthorpe Hall

Set on the boundary of Rutland and Leicestershire, Leesthorpe Hall occupies a highly accessible yet private position, with convenient connections to the A1 and M1, East Midlands and Birmingham airports, while mainline rail services from nearby Peterborough provide direct journeys to London in under an hour. The area is also well regarded for its access to a number of leading independent schools across the Midlands.

The house forms a small country estate, set within beautifully maintained parkland grounds, where mature specimen trees and a south-facing aspect combine to create a setting of both scale and tranquillity, centred around a picturesque lake. Constructed in honey-coloured dressed limestone, the architecture draws on a French *château* influence, lending the house a distinctive elegance while remaining grounded within its landscape.

Internally, the layout is particularly well judged, allowing for both formal entertaining on a grand scale and comfortable day-to-day family living. The current owners have undertaken a considered programme of improvements, enhancing efficiency and performance while preserving the architectural integrity and character of the house.

The drawing room is a space of notable elegance and presence, centred around a classical fireplace and defined by refined proportions. Ornate detailing introduces a sense of formality, while the scale allows the room to adapt effortlessly from intimate use to larger gatherings. A deep bay of tall windows draws light across the room throughout the day, framing views over the grounds and reinforcing the connection to the landscape beyond.

In contrast, the sitting rooms offer a more intimate and atmospheric setting. Rich timber panelling rises to a coffered ceiling, introducing texture and depth, while the darker palette and more enclosed proportions create a sense of warmth and retreat.

Fireplaces form natural focal points within each space, reinforcing their role as rooms designed for comfort and quiet occupation, while the craftsmanship of the joinery gives these rooms a strong sense of identity and permanence.

The dining room is particularly impressive, positioned to take full advantage of a broad bay window that draws in natural light and frames views across the gardens. The proportions comfortably accommodate large gatherings while maintaining a composed and balanced atmosphere. A coffered ceiling introduces architectural depth, while a finely detailed stone fireplace forms a natural focal point, anchoring the room with a sense of symmetry and presence. The arrangement allows the dining table to sit naturally within the space, reinforcing both balance and flow.

The kitchen is both substantial and carefully composed, arranged around a central island with stone work surfaces and extensive cabinetry. The proportions allow the space to function as a natural hub of the house, balancing everyday practicality with a more considered architectural presence.

An adjoining breakfast and dining area sits just beyond, creating a softer, more informal setting that works effortlessly for day-to-day living, while maintaining a clear visual and spatial connection to the kitchen.

The bedroom accommodation is arranged across the upper floors, where the same sense of proportion continues.

The principal suite is particularly impressive, both in scale and in its calm, composed atmosphere. The bedroom is beautifully judged, with generous proportions and large windows framing views across the surrounding grounds. An adjoining dressing area and a well-appointed bathroom complete the suite, where a freestanding bath is positioned to take full advantage of the outlook, reinforcing the sense of quiet refinement that defines the space.





Six further bedrooms on this floor are equally well considered, each with a pleasant outlook and en suite bathroom, combining traditional detailing with more contemporary fittings.

The second floor provides a further series of rooms, offering flexibility to suit a variety of requirements. Currently arranged as a combination of additional bedrooms and office space, these rooms continue the overall sense of adaptability found throughout the house.

Beneath the house, a series of brick-vaulted cellars form a striking and highly distinctive feature, currently arranged as wine storage and contributing to the rich sense of character that runs throughout the house.







## Coach House

The adjacent coach house is equally impressive and is available by separate negotiation, approached via its own driveway leading into a traditional courtyard setting. Extending to approximately 3,000 sq ft, the accommodation is arranged to include five bedrooms and three bathrooms, together with associated living space, and is supported by a separate paddock of approximately 4 acres. It provides a substantial and entirely independent dwelling in its own right.

At its centre is a generous kitchen and dining area, defined by a large island and framed by exposed ceiling beams, forming a natural hub for everyday living. Beyond, a separate sitting room offers a more relaxed setting, centred around a wood-burning stove and lit by multiple windows.

The bedroom accommodation is well balanced, with a principal bedroom featuring exposed timbers, fitted storage and an en suite bathroom. Further bedrooms are served by a well-appointed family bathroom, with finishes that are both refined and consistent. Bathrooms combine contemporary fittings with clean, neutral detailing, including freestanding and inset baths, separate shower enclosures and twin basins.

Throughout, the emphasis is on light, space and usability, ensuring the coach house feels entirely self-sufficient rather than ancillary.

The versatility is considerable, equally suited to multi-generational living, guest accommodation or as a secondary dwelling, subject to the necessary consents.





## Externally

The setting of Leesthorpe Hall is integral to its overall appeal. A sweeping gravelled driveway leads through mature planting before opening into a broad forecourt, establishing a clear sense of arrival and a strong visual relationship between the main house, the coach house and the ancillary buildings.

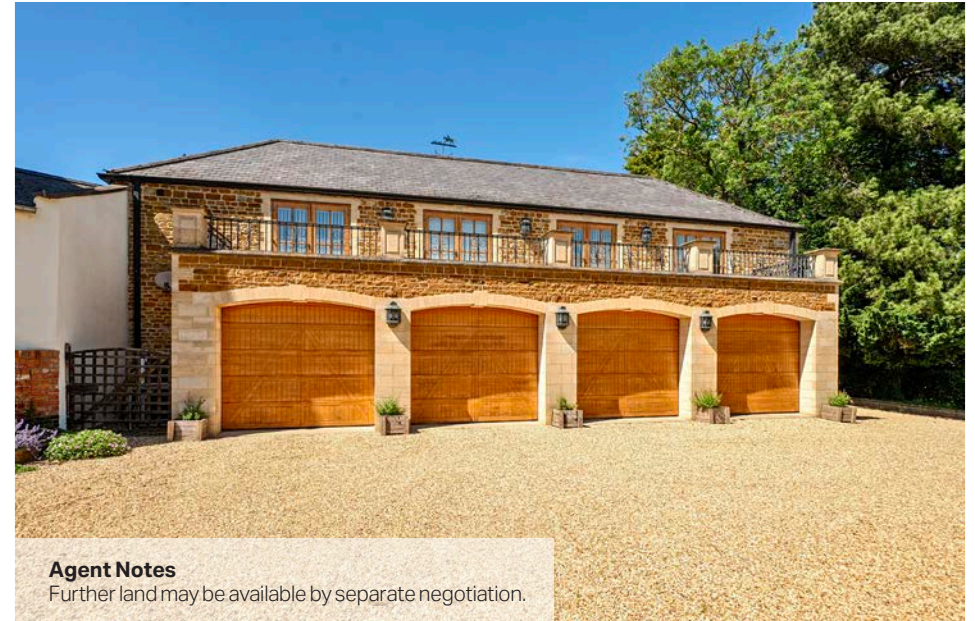
To one side, a substantial detached garaging block is arranged across multiple bays, providing secure parking on a scale suited to both family use and collector requirements. Above, the hayloft has been thoughtfully adapted to create a generous gym and informal seating area, adding a further layer of flexibility to the accommodation.

Positioned around the stable yard, a further range of traditional outbuildings has been carefully arranged to incorporate a series of stables alongside a self-contained office suite. The office accommodation includes multiple individual office spaces together with ancillary storage, creating a highly practical setup for home working, estate management or business use, while remaining entirely separate from the principal house. The arrangement of the buildings around the courtyard reinforces the established character of the estate, while offering a level of versatility rarely found within a residential setting.

The formal gardens are particularly well composed, with a series of structured terraces, clipped box hedging and gravelled pathways creating a sequence of defined outdoor spaces. Stone steps rise through the gardens towards the house, while carefully positioned planting and ornamental features reinforce the symmetry and architectural balance of the setting.

Beyond, expansive lawns extend out from the principal elevation, bordered by mature trees and framed by a stone balustrade, creating a striking outlook back towards the house. The wider grounds unfold into paddocks and open grassland, where grazing livestock and a gently sloping landscape enhance the sense of space and rural character. A pond sits within the grounds, adding a further focal point and contributing to the overall tranquillity of the setting.

In total, the grounds extend to approximately 16.17 acres, combining formal gardens with more natural areas to create a setting that feels both carefully designed and effortlessly established. The result is a house and landscape that work in complete harmony, offering privacy, scale and a strong sense of presence within its surroundings.



### Agent Notes

Further land may be available by separate negotiation.





## Local Information

Leesthorpe Hall is set within the small rural hamlet of Leesthorpe, positioned in open Leicestershire countryside between the market towns of Oakham and Melton Mowbray, each within easy reach. The setting is defined by its sense of space and quiet, with gently undulating countryside and far-reaching views creating a landscape that feels both private and distinctly English in character.

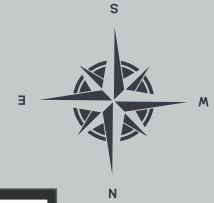
Melton Mowbray provides a comprehensive range of everyday amenities, including independent shops, supermarkets, cafés and restaurants, together with well-regarded schooling. The town is widely recognised for its culinary heritage, most notably Stilton cheese and Melton Mowbray pork pies, with a strong tradition of local produce and food culture. Oakham offers a similarly appealing range of amenities, including a selection of independent retailers, leisure facilities and highly regarded schools, as well as access to Rutland Water, one of the largest artificial lakes in Europe, offering sailing, cycling and a wide range of outdoor pursuits.

The surrounding area is well known for its association with country pursuits, with an extensive network of bridleways and quiet country lanes suited to riding, walking and cycling.

For a wider offering, the cathedral city of Leicester and the city of Nottingham are both within comfortable reach, providing a more extensive range of shopping, dining, cultural and educational facilities.

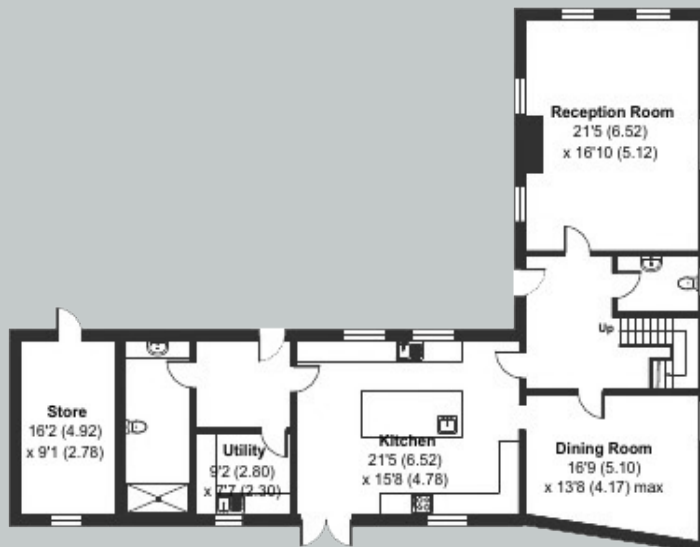
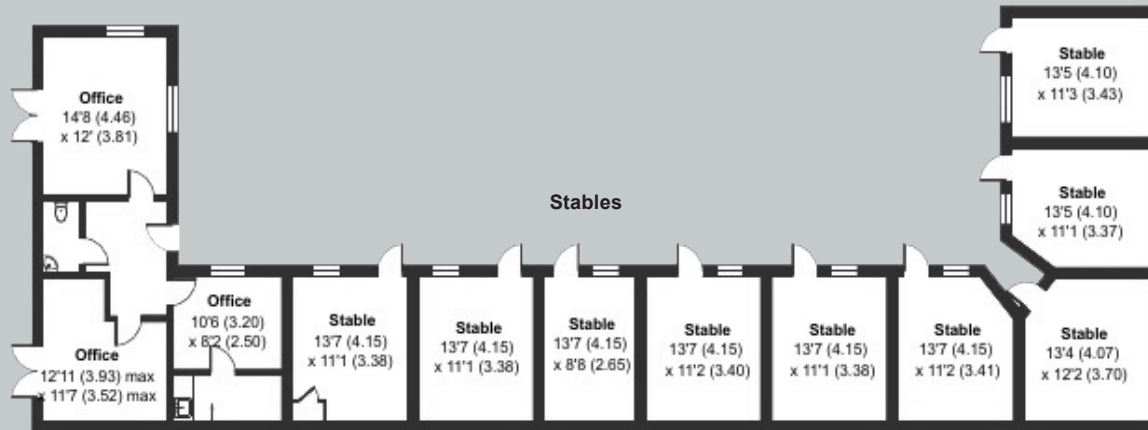
Transport connections are well established. Rail services from Melton Mowbray and Leicester provide routes to Nottingham, Birmingham and London, while mainline services from Grantham, Peterborough and Leicester offer direct access to London Kings Cross and London St Pancras. The A1 and M1 are both readily accessible, supporting travel across the Midlands and beyond.

# Floor Plans



**Main House: Total area: approx 1056.4 sq. metres (11372 sq. feet)**  
**Garage & Hayloft: Total area: approx 198.1 sq. metres (2133 sq. feet)**

# Floor Plans



Coach House Ground Floor



Coach House First Floor

**Coach House: Total area: approx 277.2 sq. metres (2984 sq. feet)**

**Outbuildings: Total area: approx 188.6 sq. metres (2031 sq. feet)**

**Total area: approx 1720.3 sq. metres (18520 sq. feet)**

Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity and water. Drainage to septic tank. Oil central heating.

## Council Tax

Leesthorpe Hall: Band H

Coach House: Band E

Postcode

EPC

Tenure

LE14 2XE

Rating E

Freehold

## Viewings Strictly by Appointment

Please contact Finest or Country and Equestrian.

Details can be found on the back page of this brochure.





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