



The Old Vicarage, Tilton  
Guide Price £1,600,000









Originally built in 1850, the house served as the Old Vicarage for the neighbouring church. Impeccably presented and clad with Wisteria along with formal and informal garden the Old Vicarage is arranged over four floors. The property is a six-bedroom detached family home (spanning over 4000sqft) and enjoys views towards the church. The property has been improved by the current custodians to enhance the Victorian style and reveal a beautifully proportioned and bright interior, infused with original decorative features. The property additionally boasts a range of outbuildings, including a summer house, carports and storage.

The current owners have also installed a new bathroom, panelling to the reception hall, stairs and landing, a stunning sash bay window to the Drawing room, office sash windows.

The house itself is exceptionally spacious and filled with natural light. The reception hall is particularly impressive and houses a lovely log burner to greet your guests, with original features remaining throughout, including fireplaces in most rooms. The kitchen is the heart of the house, and is hand built; with the aga and a central breakfast table. There is also a formal dining room boasting views over the Rose Garden. To complete this floor there is a snug, office, cloakroom, laundry room and door to the wine cellar.







To the first floor there are four bedrooms, a four-piece bathroom, separate shower room and cloakroom. Climbing the stairs to the attic you will find two bedrooms; the second of which is currently being used as a playroom. There is also additional storage room and a sizable landing.

TENURE: Freehold (Not Listed)  
Electric and Water Connected (Oil fired Boiler)  
EPC: E  
COUNCIL TAX: G











OPEN PORCH:

RECEPTION HALL:

SNUG: 2.47m x 4.18m (8'1" x 13'9")

DINING ROOM: 4.90m x 4.73m (16'1" x 15'6")

DRAWING ROOM: 4.74m max x 4.86m (15'7" max x 15'11")

STUDY: 2.23m x 5.06m (7'4" x 16'7")

CLOAKROOM:

KITCHEN: 4.88m x 4.35m (16' x 14'3")

LAUNDRY ROOM: 3.78m x 3.07m (12'5" x 10'1")

WINE CELLAR:

LANDING:

BEDROOM ONE: 4.84m x 4.73m (15'11" x 15'6")

BEDROOM TWO: 4.79m x 4.49m (15'9" x 14'9")

BEDROOM THREE: 4.75m x 4.73m (15'7" x 15'6")

BEDROOM SIX: 2.35m x 5.16m (7'8" x 16'11")

BATHROOM:

CLOAKROOM:

SHOWER ROOM:

LANDING:

STORE ROOM: 3.92m x 4.55m (12'10" x 14'11")

BEDROOM FIVE: 4.94m x 3.14m (16'2" x 10'4")

BEDROOM FOUR / PLAYROOM: 4.79m x 4.81m (15'9" x 15'9")

OUTBUILDINGS:

CARPORT: 5.32m x 6.13m (17'5" x 20'1")

GARAGE/STORE: 3.27m x 2.49m (10'9" x 8'2")









# The Old Vicarage, Halstead Road, Tilton on the Hill



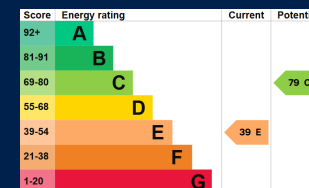
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The property is set on Main Street in the historic centre of Tilton on the Hill. The village offers a public house, playgroup and parish church. A wider range of facilities are available within Billesdon 2 miles, Oakham and Uppingham 8 miles, Leicester 10 miles and Market Harborough 12 miles distant which offers mainline rail connections to London St Pancras in approximately one hour. Local popular schooling is available both in the state and private sectors including Leicester Grammar and Stonegate School in Great Glen together with well-regarded schools at Uppingham and Oakham.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements