ADAMS & JONES

9 St Mary's Road
Market Harborough
Leicestershire LE16 7DS
01858 461888

2 Station Road
Lutterworth
Leicestershire LE17 4AP
01455 886670

info@adams-jones.co.uk
www.adams-jones.co.uk

Service without compromise

Pediment House Dingley Hall, Dingley, LE16 8PJ









Auction Guide £490,000

The lot is to be sold by traditional online auction with an end date of 29th October 2026 via Rocket Auctions - please see further details listed

A truly amazing and rare proposition with The Pediment House being offered to the open market for the first time in over 40 years! This stunning Grade I listed home is situated within the highly regarded Dingley Hall estate, surrounded by parkland on the fringes of the Welland Valley and a stones throw to the quintessential market town of Market Harborough known for its rich mix of independent retailers, and train station with mainline links into London St Pancras in under 55 minutes. This impressive country home is located on the South West elevation of Dingley Hall set over three floors with the accommodation spanning approx. 2,500 sq ft offering the prospective purchaser a complete blank canvas with grand room proportions, stunning architecture and fabulous private landscaped gardens and woodland extending over an acre. Viewing is highly recommended and strictly by appointment only! No Chain!

naea | propertymark PROTECTED · The Property Ombudsman · arla | propertymark PROTECTED

Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

ADAMS & JONES

Service without compromise

Entrance Hall 19'2 x 6'10 (5.84m x 2.08m)



Accessed via wooden front door. Doors off to: Drawing Room, kitchen/diner, utility/scullery and downstairs bathroom. Stairs rising to: First floor. Radiator.

Drawing Room 29'2 x 15'7 (8.89m x 4.75m)



Magnificent room with 16' high ceilings and high double doors opening out to the landscaped formal gardens. Two large wooden framed picture windows. Opening through to: Kitchen/diner. Open fireplace with stone surround. Wooden flooring. Two radiators.

Kitchen/Diner 15'10 x 10'10 (4.83m x 3.30m)



Having a selection of fitted base and wall units with a laminate worktop over and single sink. There is a high level double oven, electric hob and integral fridge/freezer. In addition there is space and plumbing for a freestanding dishwasher. The kitchen has tiled flooring throughout and large picture window to the rear aspect overlooking the garden. Exposed stone wall and door to the entrance hall.

Scullery/Utility Room 7'9 x 5'8 (2.36m x 1.73m)

Wooden framed window to front aspect. Space and plumbing for a freestanding washing machine with further space for additional freestanding appliances. Oil fired boiler. Loft hatch access.

Ground Floor Bathroom 9'8 x 6'10 (2.95m x 2.08m)



Comprising: Low level WC and wash hand basin set within wooden vanity unit. Wooden framed window to front aspect. Built-in storage cupboard. Radiator.

ADAMS & JONES

Half landing
Multipaned windows to the front aspect. Wooden stairs rising to the first floor.

First Floor Landing
Wooden framed window to front aspect. Double doors through to the lounge. Stairs rising to the second floor.

First Floor Lounge 29'2 x 15'6 (8.89m x 4.72m)





Two large picture windows to rear aspect. Doors off to: Principal bedroom and study. Open fireplace with stone surround. Two radiators.

Study 9'0 x 7'2 (2.74m x 2.18m)



Wooden framed window to front aspect overlooking courtyard. Radiator.

Principal Bedroom 15'8 x 10'11 (4.78m x 3.33m)




Wooden framed picture window overlooking rear gardens. Exposed stone feature wall. Radiator. Door to: En-Suite.

Principal En-Suite 10'10 x 7'9 (3.30m x 2.36m)



There is plumbing for low level WC, wash hand basin, bath and shower. Wooden framed window to front aspect. Radiator. Two wall lights.

Half Landing
Multipaned windows to the front aspect. Built in storage cupboards. Exposed ceiling timber. Wooden stairs rising to the second floor.

Second Floor Landing
Doors off to: Bedrooms, bathroom and roof terrace. Exposed wooden beams. Radiator.

Bedroom Two 13'0 x 10'10 (3.96m x 3.30m)




Wooden framed window to rear aspect. Door to: En-Suite. Exposed wooden beams. Radiator.

Service without compromise

ADAMS & JONES

Service without compromise

Bedroom Two En-Suite 9'11 x 5'7 (3.02m x 1.70m)



Comprising: Sunken bath, low level WC and wash hand basin. 'Velux' window to front aspect. Radiator.

Bedroom Three 14'8 x 11'2 (4.47m x 3.40m)



Picture windows overlooking roof terrace. 'Velux' window to rear aspect. Exposed stone feature wall. Exposed beams to ceiling. Radiator.

Bedroom Four 14'2 x 10'10 (4.32m x 3.30m)



Wooden framed window to rear aspect. Exposed beams. Radiator.

Second Floor Bathroom 9'11 x 4'10 (3.02m x 1.47m)



Comprising: Panelled bath, low level WC and wash hand basin. 'Velux' window to front aspect. Radiator.

Roof Terrace



Small landing with door opening out to a small roof terrace with distant rural views over the estate grounds and beyond.

Outside Front

To the front of the property is communal parking area and access to the double garage.

Double Garage

The property benefits from a double garage situated within the gravelled courtyard to the front of the property.

Estate Charge

According to the management company the estate

charges, at the time of preparation of details, were £4971.63. This includes maintenance and gardening of communal areas, buildings insurance and public liability insurance..

Outside Rear



The beautiful formal gardens and woodland extend over an acre with a flagstone path leading to gated access to Church Lane. There is a flagstone patio area with rose beds and low stone wall directly to the rear of the house. The gardens are tree lined on the right hand side with topiary hedging at the rear and stone wall to the left.

Swimming Pool



Communal Gardens/Facilities

The Dingley Hall Estate grounds include a long approach drive and access to an outside swimming pool, folly and the village church..

Auction Details

The lot is to be sold by traditional online auction with an end date of 29th October 2026

An auction buyer's fee of 3.6% (inc of VAT) subject to a minimum fee of £6,000 (inc of VAT) is payable in addition to the purchase price.

The auction will be exclusively available online via the Rocket Auctions website including the legal pack information.

The registration process is extremely simple and free. Please visit the Rocket Auctions website, and click on the 'register' button (or login - if you have already registered).

Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details

Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid.

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

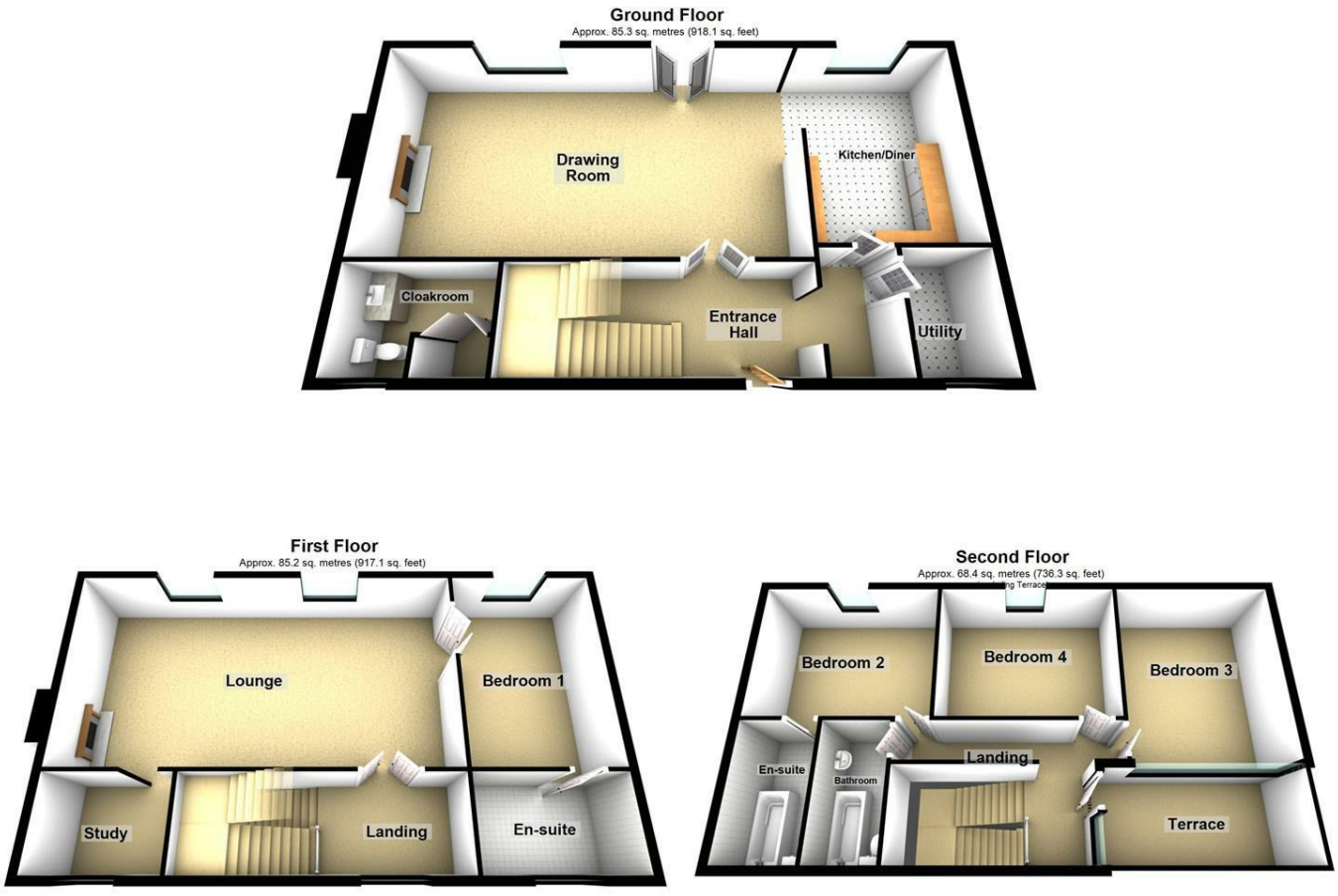
The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

Service without compromise

ADAMS & JONES

Floor Plan

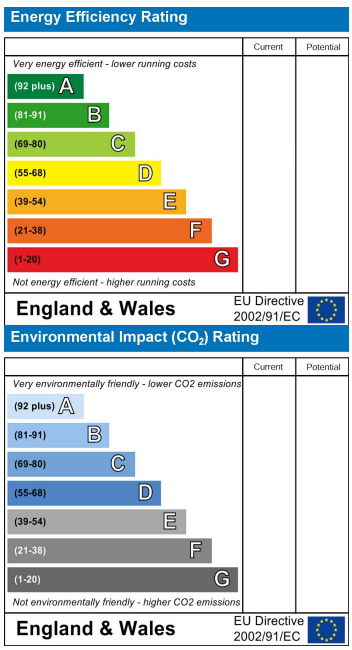


Total area: approx. 238.9 sq. metres (2571.5 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise