



IVYDENE BARN
GREAT DALBY, LEICESTERSHIRE

JAMES
SELICKS



“... FOUR-BEDROOM BARN CONVERSION ...”

A substantial and immaculately-presented, four-bedroom barn conversion with mature gardens, outbuildings and beautiful countryside views, all sitting at the edge of this popular village on a generous plot of approximately 1.6 acres including two paddocks.

Dining Kitchen • Three Reception Rooms • Utility Room/Boot Room, Downstairs Cloakroom • Four Double Bedrooms • Family Bathroom, One Ensuite • Off-Road Parking, Single Garage • Outbuildings, Workshop • Private Garden, Two Paddocks • Countryside Views • EER - C

Ground Floor

A light-filled entrance hall provides access to the ground floor accommodation that in brief comprises a dining kitchen, three reception rooms, large utility room, a ground floor bedroom, and a downstairs cloakroom. The wonderful farmhouse style kitchen has a limestone floor, exposed red brick and a timber beam to the ceiling. There are a generous range of units under granite worktops, a Belfast sink, built-in dishwasher, space and plumbing for a fridge freezer, windows to two elevations providing plenty of light and a door into a rear lobby leading out to the garden. The focal point of the kitchen is the two-oven gas-fired AGA complemented by the AGA companion, which is electrically powered, ideal for use in the summer. An exposed brick archway leads from the kitchen into a large utility/boot room with a further storage, space and plumbing for white goods, a secondary Belfast sink and a stable door out to the garden. This excellent space is what every rural property needs providing somewhere you can kick off muddy boots and dry off wet dogs.

To the left of the main entrance hall, you'll find the living accommodation starting with a formal dining room with timber floor, exposed beams to the ceiling, a large window overlooking the garden and part glazed double doors opening into an impressive sitting room. The character continues in the sitting room with exposed red brickwork and timber beams to the ceiling and fireplace that has a multi-fuel burning stove inset. A set of sliding doors opening out to the patio and a brick archway leads down a few steps into a snug providing a more intimate area to sit and relax. The ground floor is completed by a fourth ground floor bedroom as it is currently used but could easily be used as a study or additional reception room.



First Floor

To the first floor there are three bedrooms and a family bathroom. The master bedroom sits to one end overlooking the garden and paddock land beyond. The master bedroom is located at the gable end of the property overlooking the garden and paddock land. This room has a timber floor, ample fitted storage, fitted aircon unit and is complemented by a beautifully appointed en-suite shower room and a fully fitted walk-in wardrobe. Bedroom two sits at the opposite end of the property with a vaulted ceiling, timber flooring, windows on two sides and extensive built-in wardrobes. Bedroom three, although the smallest of the bedrooms is still a good-sized double room with a window overlooking the garden. These two bedrooms are served by a family bathroom with free-standing roll top bath, low flush lavatory, wash hand basin and separate large shower.

Outside

The property is accessed through double wrought-iron gates leading up a gravelled driveway leading to an extensive block-paved and gravel parking area providing access to the single garage with roller shutter doors, power, and lighting. The rear garden is predominantly laid to lawn with a large flagstone patio sitting off the living room and providing ample space for outdoor entertaining. There are a range of red-brick outbuildings, three of which are old stables and have planning consent to be converted into a one-bedroom annexe. There are two further buildings, one an office, the other a gym, both with electric heating and the office with internet access.

Ivydene Barn also offers grass paddocks making the total plot approximately 1.6 acres. This wonderful home gives all the creature comforts of 21st century living whilst being surrounded by some of Leicestershire's prettiest countryside.

“... PLOT OF APPROX. 1.6 ACRES
INCLUDING TWO PADDOCKS ...”



Location

Great Dalby is a village in East Leicestershire, three miles to the South of Melton Mowbray with its array of shops and facilities as well as bus and train links. There is a respected primary school in the village itself for children 5-11 and secondary education available in Melton, Oakham or Leicester.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band G - Melton Borough Council

Tenure

Freehold



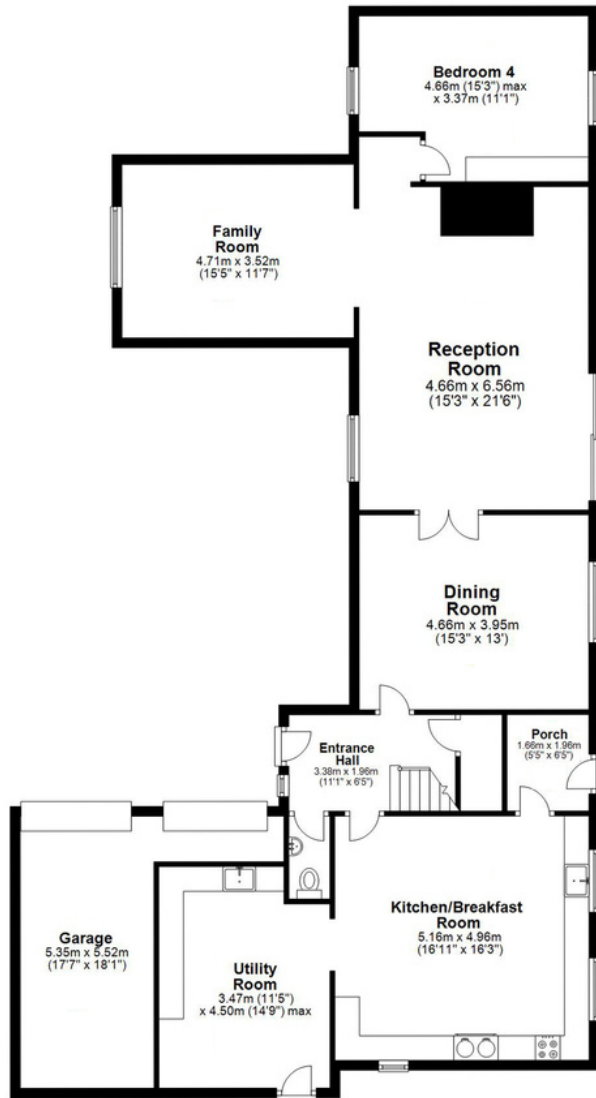


Ivydene Barn, 2a Burrough End, Great Dalby, Leicestershire LE14 2EW

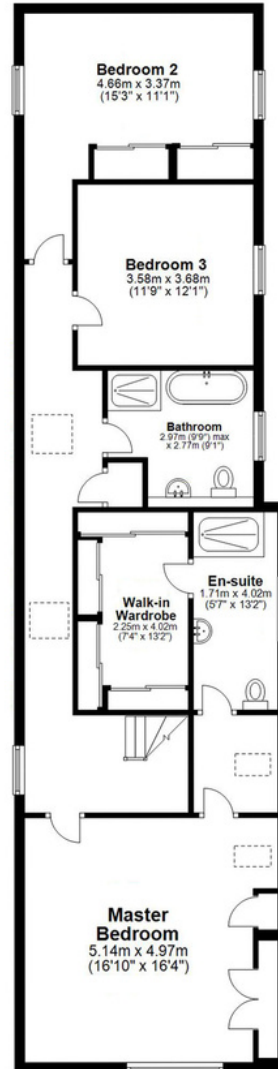
House Total Approx. Gross Internal Floor Area = 2610.2 ft² / 242.5 m²

Measurements are approximate, not to scale, for illustrative purposes only.

Ground Floor

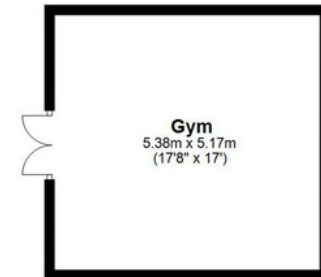
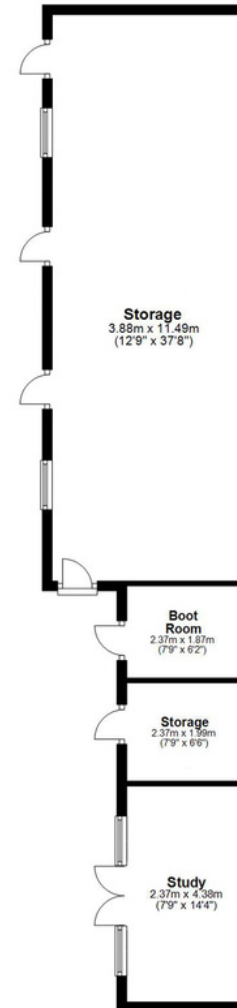


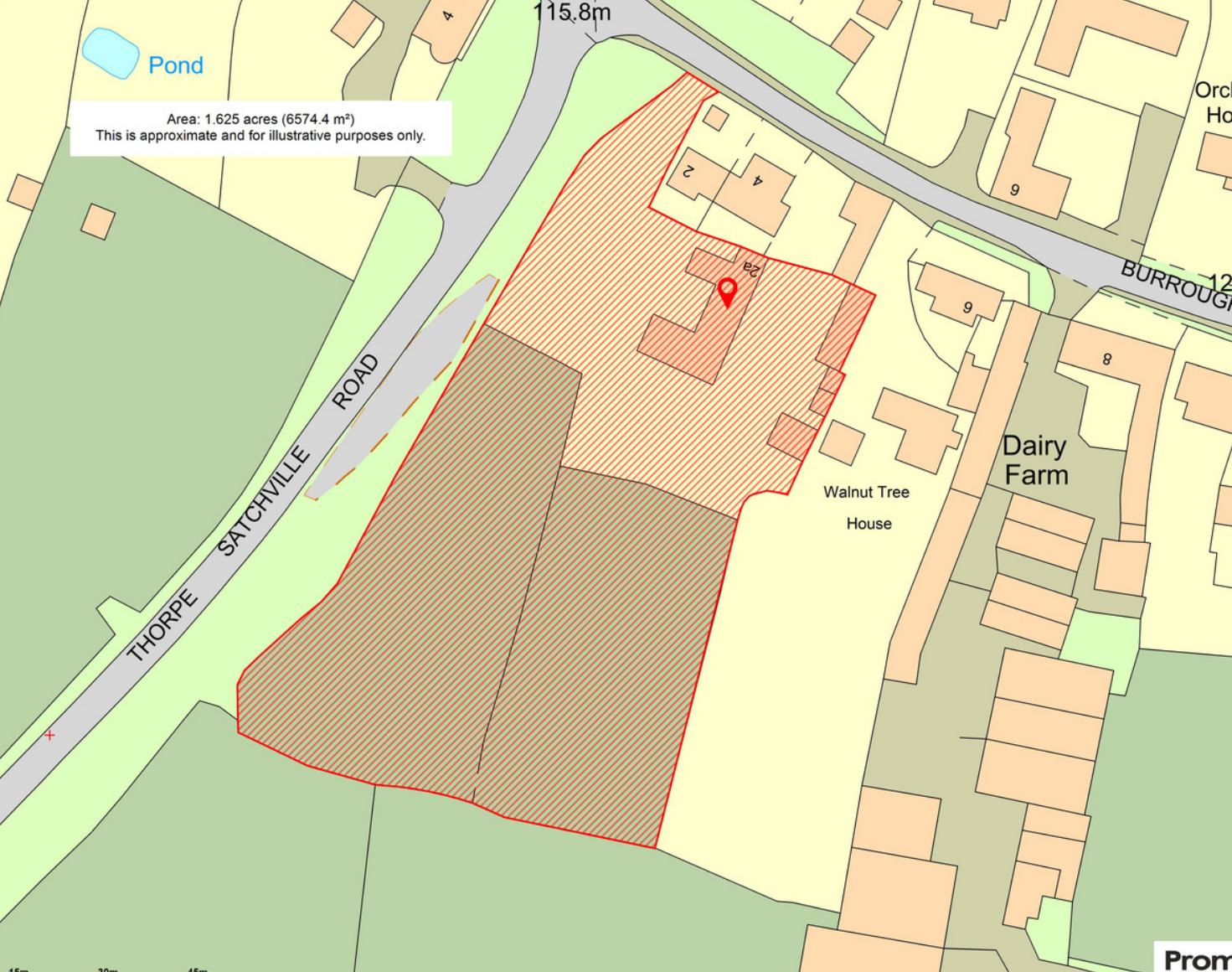
First Floor



Outbuildings

Not exact position





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

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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.