



LARCH BARN
CALDECOTT ROAD, GREAT EASTON

JAMES
SELLICKS

** Example of Finish at Maple Barn next door



“... IMPRESSIVE AND ENERGY EFFICIENT ...”

Larch Barn is an impressive and energy-efficient ironstone and red-brick, four-bedroom home offering spacious and light-filled accommodation with a high specification finish. The property sits in the corner of this exclusive development with beautiful countryside views in the popular village of Great Easton.

- Open Plan Living Kitchen
- One Reception Room
- Study
- Utility Room, Downstairs Cloakroom
- Four Double Bedrooms
- Family Bathroom, Two Ensuites
- Off-Road Parking, Cart Lodge
- South-East Facing Garden
- Countryside Views
- Energy Efficient

Ground Floor

The accommodation in brief comprises a large open plan living kitchen, one reception room, a study, utility, downstairs cloakroom, four bedrooms and three bath/shower rooms with underfloor heating throughout the entire property.

An incredible double-height, oak frame provides the entrance to the property with glazing and a solid oak front door opening into the light and airy entrance hall. The wonderfully sized open plan living kitchen is an L-shaped room sitting to the rear with glazing to four elevations and two sets of bi-fold doors creating that much sought-after flow from in to out. To the rear of the kitchen utility/boot room that has a door out to the side of the property. The main reception room spans the depth of the property with floor to ceiling glazing to two elevations with a stone fireplace and log burner to be fitted. The ground floor is completed by a useful study and a downstairs cloakroom, both accessed from the entrance hall.

Larch Barn is now at a stage where the internal fixtures and fittings can be chosen and customised by the buyer. The would include the choice of kitchen, appliances, bathroom suites and flooring materials etc.

First Floor

A handmade oak staircase rises to the first-floor galleried landing that gives access to the bedroom and bathroom accommodation. The principal bedroom sits to the rear of the property with a large window framing the countryside views beyond. There will be a fully fitted walk in wardrobe and an ensuite bathroom There are a further three double bedrooms, one with an ensuite and the further two will be served by a family bathroom.

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Outside

To the front of the property there is a central porcelain pathway leading to the front door with a block-paved driveway to the left and a front lawn to the right bounded by newly box hedging. There is also a timber-built cart lodge providing further covered parking and an electric car charging point. There is pedestrian access to both sides of the property leading to the south-east facing rear garden. The rear garden is mainly laid to lawn with fencing on all sides and a large porcelain patio with garden lighting adjacent to the property's living spaces creating the ideal space for indoor/outdoor entertaining. There is an outdoor tap and two outdoor power sockets.

Energy Efficiency

Maple Barn has been built and finished to an incredibly high specification and has been future proofed with smart technology throughout. There are solar PV panels with battery storage, an air source heat pump, and a Mechanical Ventilation Heat Recovery system. All of the above combined with a heavily insulated dwelling create a very inexpensive and green house to own and run.

It is unusual to find a developer who is prepared to put this amount of technology and expense into a property however Kaybee Developments pride themselves on being a forward thinking green company with sustainability at the heart of their ethos. They want to create classical modern houses that are not only relevant in today's market but for many years to come.

Location

Great Easton is one of the most attractive Welland Valley villages in highly accessible and yet unspoilt countryside. The village benefits from a public house, shop/post office, active village hall and a parish church. The nearby market towns of Uppingham and Market Harborough provide a good array of everyday shopping facilities and amenities, with the latter providing a good rail link to London St Pancras in under an hour. There are excellent primary and secondary schools with independent schools in the area at Oakham, Stamford and Uppingham.

Services & Council Tax

The property is offered to the market with all mains services, an air source heat pump, solar PV panels and a Mechanical Ventilation Heat Recovery System. Harborough District Council - New Build - rating not available yet.

Tenure

Freehold

“... FUTURE PROOFED WITH SMART
TECHNOLOGY THROUGHOUT ...”

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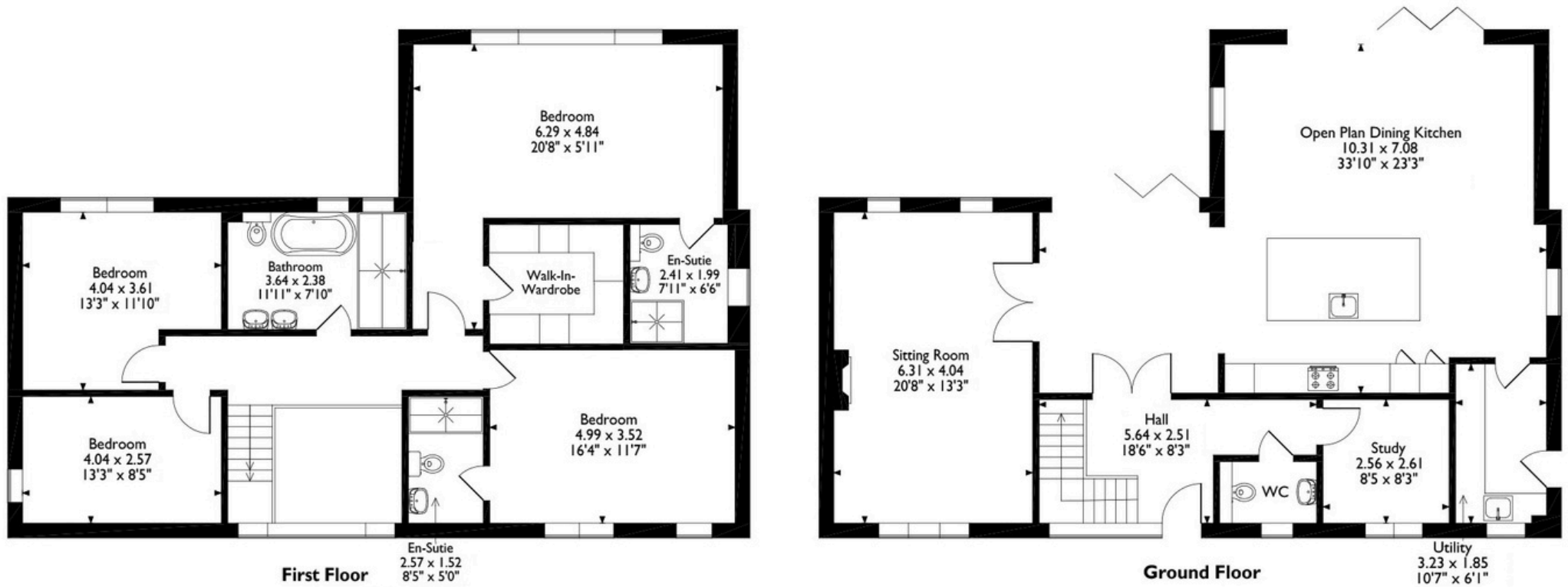




Larch Barn, Caldecott Road, Great Easton, Market Harborough LE16 8TB

House Total Approx. Gross Internal Floor Area = 2434 ft² / 226 m²

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





**JAMES
SELLICKS**

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT
01572 724 437

oakham@james sellicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



www.james sellicks.com



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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.