



THE OLD BARN  
HIGH STREET, HALLATON

JAMES  
SELICKS



## “... LIGHT-FILLED AND BEAUTIFULLY-FINISHED ...”

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The Old Barn is an exceptional ironstone and red brick, three-bedroom home offering light-filled and beautifully-finished accommodation throughout sitting on a generous plot with low maintenance outdoor spaces, off-road parking and outbuildings in the sought-after village of Hallaton.

Dining Kitchen • One Reception Room • Study • Utility Room,  
Downstairs Cloakroom • Three Bedrooms • Low Maintenance Outdoor  
Spaces • Sought-After Village Location • Off-Road Parking,  
Carport/Outbuildings • EER - C •

### Ground Floor

The Old Barn offers spacious and light-filled accommodation, blending modern comforts with characterful charm. The home features vaulted ceilings, exposed woodwork, and stone elements throughout, creating a sense of warmth and style.

The ground floor in brief comprises a dining kitchen, one reception room, a study, utility room and downstairs cloakroom. The spacious main entrance hall has plenty of storage, a timber and glass staircase rising to the first floor and doors to the ground floor accommodation.

The beautiful dining kitchen is at the rear of the property and has a vaulted ceiling with roof windows and bi-folding doors opening out to the rear garden. The kitchen itself has a comprehensive range of bespoke built timber units with a variety of integrated appliances, an AGA and a central island with breakfast bar. Adjacent to the kitchen is the utility room providing further storage and space for white goods.

The reception room sits to the front of the property, a well-proportioned space with windows to two elevations, and a brick and timber fireplace with log burning stove inset. The ground floor is completed by the useful study and downstairs cloakroom accessed from the main entrance hall.



### First Floor

To the first floor there are three double bedrooms and two bath/shower rooms. All three bedrooms have vaulted ceilings creating a wonderful sense of space and light. The master bedroom is of a generous size complete with a walk-in wardrobe and ensuite shower room.

The two further double bedrooms feature built-in wardrobes and are served by the primary bathroom. The bathroom comprises a shower bath, wash hand basin, low flush lavatory and heated towel rail.

### Outside

The Old Barn sits on a generous plot with beautifully landscaped outdoor spaces created for ease of maintenance and wrapping around three sides of the property allowing for a great degree of privacy.

The driveway is accessed from North End and provides ample off-road parking, a double carport and useful outbuilding.

### Tenure

Freehold

“... VAULTED CEILINGS, EXPOSED  
WOODWORK, AND STONE  
ELEMENTS THROUGHOUT ...”

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## Location

The picturesque village of Hallaton is surrounded by some of southeast Leicestershire's most attractive open countryside within the renowned Welland Valley area, located some 16 miles south east of the city of Leicester and 8 miles north east of the thriving town of Market Harborough. The village has a range of local amenities including two public houses, tea rooms, a reputable primary school, fine parish church, village hall, recreational facilities including a children's play area, tennis courts, rugby, cricket and football pitches and a club house. The nearby town of Market Harborough has excellent shopping and supermarket facilities, and there are mainline rail services to London St Pancras which takes about an hour. There is an excellent choice of schools including Uppingham Community College, and private schooling at Oakham, Uppingham, Stamford, Leicester Grammar and Stonegate Preparatory School located in Great Glen.

## Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating. Harborough District Council –Tax Band F

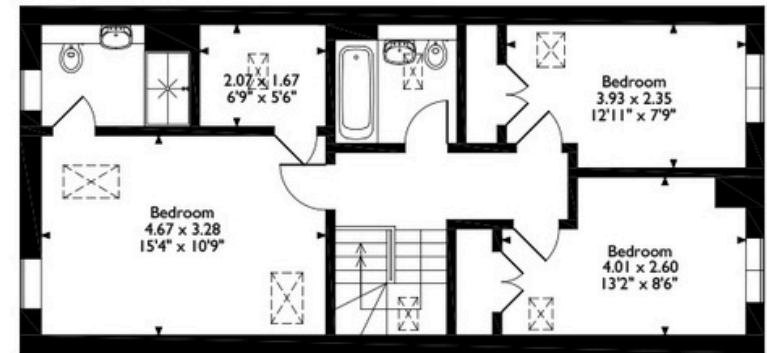




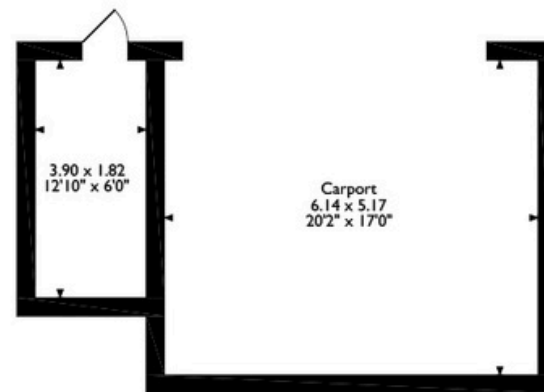
The Old Barn, 31a High Street, Hallaton, Leicestershire LE16 8UD  
House Total Approx. Gross Internal Floor Area incl. Garage = 1808 ft<sup>2</sup> / 168 m<sup>2</sup>  
Measurements are approximate, not to scale, for illustrative purposes only.



**Ground Floor**



**First Floor**



**Outbuilding**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Notice**

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
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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.