

THE  
BARNs  
GREAT EASTON

JAMES  
SELICKS





## AN EXTREMELY RARE AND EXCITING OPPORTUNITY TO ACQUIRE A LUXURY, ECO-FRIENDLY BARN CONVERSION

a stunning blend of heritage charm and cutting-edge sustainability, sympathetically rebuilt and superbly extended by renowned local developer Bridgedale Homes to offer a four-bedroom home including a one-bedroom annex in the sought-after Welland Valley village of Great Easton.



## GROUND FLOOR

Enter the property via full height glazed doors into a spacious and bright reception hall providing access to the ground floor accommodation. Straight ahead of you is the downstairs cloakroom with a utility room to one side and an office to the other. The right-hand side of the reception hall is the ground floor master bedroom with a WC, an office, and a utility room off. To the right is the ground floor master bedroom, an impressive and vaulted room with a stone floor, exposed French oak beams and a large picture window allowing plenty of light. The bedroom is complete with built-in wardrobes and an ensuite shower room comprising a double shower enclosure, wash hand basin and a WC.

To the left of the reception hall is the focal point of the property, the stunning open-plan living kitchen, a wonderfully light and airy, L-shaped room with dual bi-fold doors opening out to both the garden and the central courtyard creating that much sought-after flow from in to out. The kitchen itself has a comprehensive range of fitted Shaker style units with a variety of integrated appliances, a Quooker boiler water tap, integrated waste bins, a fully equipped pantry cupboard and a large central island.

The ground floor is completed by a generously sized reception room with a bifold door opening out to the patio and garden and a fitted library.









## FIRST FLOOR

Oak stairs with integral storage and children's nook rise from the central living space to the first-floor accommodation, from which a landing gives access to two equal-sized and well-proportioned double bedrooms, both complemented by ensuite wet rooms.



# SPECIFICATIONS

## External Construction

- Highly insulated timber frame system
- Combination of stone and reclaimed brick exterior
- Slate and heritage PV slate roofing
- Timber-sealed, double-glazed windows, bifold doors and entry doors
- Velux conservation roof lights
- Reclaimed brick or timber boundaries
- Gardens laid to turf
- Driveway finished in reclaimed brick and decorative gravel

## Kitchen & Utility

- Kitchen & Utility by Alexander Lewis
- Solid stone worktops
- Two Miele ovens
- Two Miele dishwashers
- Quooker boiling water tap
- Integrated waste bins

## Electrical & Lighting

- Two EV charging points
- LED downlights, coffered ceiling LEDs, pendant lighting, and wall lights throughout
- LED lighting in bedrooms and bathrooms
- External lighting at front doors and terrace areas
- Full fibre internet (to the door)
- Reclaimed brick or timber boundaries
- Gardens laid to turf
- Driveway finished in reclaimed brick and decorative gravel

## Internal Finishes

- Limestone tiles on the ground floor, oak flooring in upper bedrooms
- Designer oak or painted doors with satin steel or black hardware
- Fitted wardrobes in bedrooms, built-in library in reception room
- Little Green 'Loft White' matte emulsion walls, satin grey woodwork

## Heating & Plumbing

- Whole-house water purification system
- Air source heat pump for heating and hot water
- Underfloor heating throughout with individual zone control
- Pressurised hot water cylinder
- Towel rails on a separate circuit for summer use
- Wood burner in the annexe
- Two outdoor taps

## Bathrooms

- Designer sanitaryware
- High-quality taps and showers
- Recessed shower shelving
- Limestone tiles
- Black towel rails
- Wall-hung toilets with soft-close seats

## Warranty

- A 10 year ICW warranty will be issued upon completion



## GREAT EASTON

Great Easton is set within the beautiful Welland Valley, a popular village that is in highly accessible yet unspoilt rolling countryside. The village contains a public house, shop/post office, active village hall and a 13th century parish church at St. Andrews. There is an excellent primary school on the edge of the village, further schooling in Market Harborough, as well as renowned public schools of Uppingham, Oakham, Oundle and Stamford, all of which are within easy daily reach. The nearby market towns of Uppingham and Market Harborough provide a good array of everyday shopping facilities and amenities, with Market Harborough, Corby, and Kettering providing train services to London St. Pancras in just over an hour.





## FEATURES

- Open Plan Living Kitchen
- One Reception Room, Home Office
- Ground Floor Master Bedroom with Ensuite
- Utility Room, Downstairs Cloakroom
- Two First Floor Double Ensuite Bedrooms
- One-Bedroom Annex with Kitchenette
- Central Courtyard & Enclosed Rear Garden
- Strong Eco-Credentials
- High-Quality Finish
- Sought-After Welland Valley Village



## ECO CREDENTIALS

The Barns captures its own energy, reducing utility bills with solar energy created through heritage approved roof tiles generating enough energy to cover the average daily consumption with dual electric car chargers mounted in the central courtyard. Water is filtered via a whole house filtration system ensuring bottled quality water from every tap and shower. Home and vehicle energy costs are potentially reduced by up to 70%.

**APPROX. GROSS INTERNAL AREA**  
206 SQ.M / 2213 SQ.FT





## OUTSIDE

The property is accessed off Broadgate via a driveway to the left which gives access to the courtyard area. The one-bedroom, self-contained annex is accessed independently from the courtyard, ideal for multi-generation living or a teenager suite featuring mezzanine, kitchenette, shower room and log burning range.

A door off the courtyard grants access to the single garage, which has timber doors fronting Broadgate. To the rear of the property is a landscaped garden complete with a seating area, a walled northwest boundary with a working well and native hedged rear boundary. To the northeast boundary is a large timber fence affording privacy from the neighbouring properties.







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For further information or to register your interest,  
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