

CORNER  
BARNs

COLD OVERTON

JAMES  
SELICKS





## CORNER BARNS IS A BEAUTIFULLY-FINISHED AND SPACIOUS, SEVEN- BEDROOM FAMILY HOME

including the two-storey annex. The property seamlessly blends character with modern design and is set on a generous plot of approx. 1.6-acres with elevated countryside views, it offers both charm and versatility in the picturesque hilltop village of Cold Overton.





## GROUND FLOOR

The ground floor features a spacious entrance hall with porcelain tiling and a striking glazed oak-vaulted roof, leading to an inner hall with a contemporary return staircase rising to the first floor.

The heart of the home is the impressive open plan living kitchen, extending to approximately 30 feet, with multiple windows and a glazed door opening onto the patio. This beautifully designed kitchen boasts a comprehensive range of shaker-style units with a variety of integrated appliances, an oil-fired Aga, a large central island with a circular breakfast bar, and space for an American-style fridge freezer. A separate utility room provides additional storage, space for white goods, and access to the side of the property.

Adjacent to the kitchen, the main reception room is a well-proportioned space with a triple aspect, offering breathtaking views over the valley through patio doors that open onto the terrace. A second reception room at the front of the house, currently used as a snug or study, enjoys access to a private inner courtyard. A downstairs cloakroom completes the ground floor.

An oak and glass staircase leads to a bright and spacious landing, providing access to the bedroom and bathroom accommodation.





## FIRST FLOOR

The primary suite is a beautifully designed space, featuring a dual aspect that floods the room with natural light and highlights stunning countryside views through a full-height casement window. It includes a spacious walk-in wardrobe, providing ample storage, and a well-appointed en-suite shower room with a walk-in rainfall shower, a vanity unit with an integrated wash hand basin, and a low-flush lavatory, all finished to a high standard.





## CONTINUED...

The second bedroom also benefits from an en-suite shower room and built-in wardrobes. Three further bedrooms—two doubles with built-in wardrobes and a single—share a well-appointed family bathroom with a freestanding bath, walk-in shower, wash hand basin, and low-flush lavatory. A generous airing cupboard offers ample shelving and space for white goods.





## GROUND FLOOR ANNEX

Beside the main house, a separate stone building houses two self-contained annexes, each with independent access. The larger ground-floor annex features a spacious open-plan living kitchen with a utility area, a conservatory, a double bedroom, and a wet room. The kitchen includes fitted units, space for an American-style fridge freezer, and a large picture window. A corridor leads from here to the utility room, wet room, and bedroom, which opens onto the courtyard.





## FIRST FLOOR ANNEX

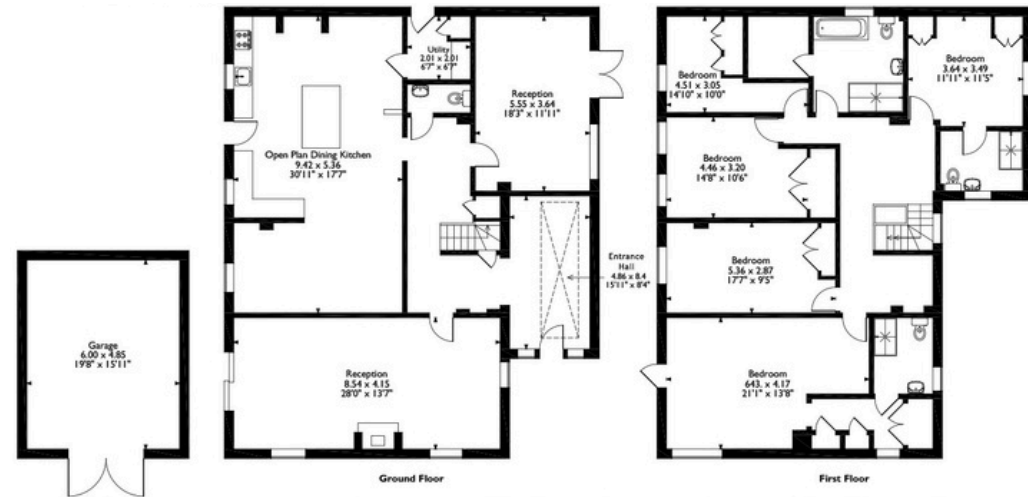
Above, the second annex is accessed via an external staircase and includes a sitting room with a kitchenette, a bedroom with a charming stone feature wall, and a shower room with a three-piece suite.



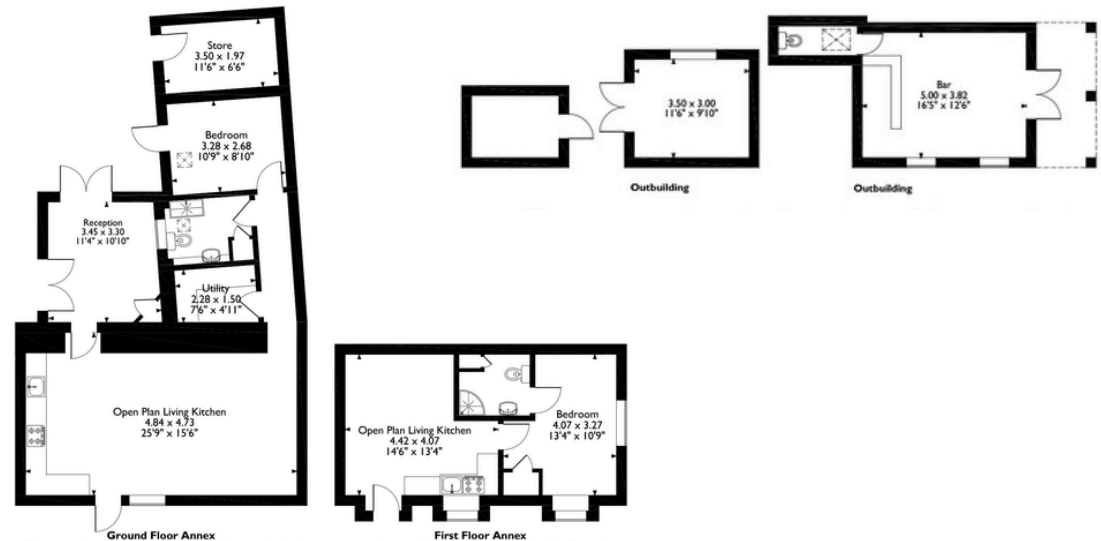
APPROX. GROSS INTERNAL AREA INCL. OUTBUILDINGS & ANNEX  
450 SQ.M / 4845 SQ.FT

## FEATURES

- Impressive Entrance Hall
- Open Plan Living Kitchen
- Two Reception Rooms
- Utility Room, Downstairs Cloakroom
- Primary Bedroom Suite
- Four Further Bedrooms
- Family Bathroom, Two Ensuites
- Two-Storey Annex
- Gated Driveway, Double Garage
- South-Facing Garden, Approx. 1.6-Acre Plot
- Stunning Countryside Views
- Village Location



THIS REMARKABLE  
COUNTRYSIDE HOME  
OFFERS SPACIOUS AND  
VERSATILE LIVING WITH A  
PERFECT BLEND OF  
CHARACTER AND MODERN  
COMFORT, ALL SET  
AGAINST A BACKDROP OF  
BREATHTAKING VIEWS.



## OUTSIDE

The property is approached via wrought-iron electric gates leading to a large tarmac driveway, offering ample parking and access to a detached garage and store.

The beautifully landscaped garden wraps around the home, extending to the south side, where a sweeping lawn slopes gently towards two stands of woodland and a pond.

A standout feature of the property is the expansive terrace, which spans the width of the house, complete with a glass balustrade to maximize the breathtaking views over the gardens and countryside beyond.

For outdoor entertaining, a timber summer house—fitted with a home bar and offering ample space for a six-person hot tub—sits just off the patio, making it the perfect space for summer gatherings. The grounds also include a dedicated vegetable garden, a Dutch barn for outdoor storage, and an additional shed.



## LOCATION

Cold Overton is situated on the Leicestershire/Rutland borders in some of the county's most scenic countryside. Cold Overton is a small rural village with easy access to the popular market towns of Oakham, Uppingham and Market Harborough, the latter providing mainline rail access to London St. Pancras in just over an hour. The area is particularly well served by popular schooling in both the state and private sectors with primary schools nearby in Somerby, Langham and Oakham itself and high performing secondary schools in both Uppingham and Oakham.

## SERVICES & COUNCIL TAX

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

## TENURE

Freehold





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For further information or to register your interest,  
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