

A photograph of a red brick barn conversion. The building features a dark grey slate roof, a large green double door on the left, and a multi-paned window on the right. A central glass extension connects two parts of the building. The courtyard is paved and contains a striped sofa, a table, and chairs. The garden is lush with various plants, including a large white water butt, a raised bed, and a lawn. A church spire is visible in the background under a blue sky.

JAMES  
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## HORSESHOE BARN

THE BYWAYS, STOUGHTON  
LEICESTERSHIRE

Horseshoe Barn is a beautiful three bedroom barn conversion forming part of The Byways, a stunning development on the edge of Stoughton, flanked by some of Leicestershire's most attractive rolling countryside.

Stunning open plan dining kitchen area with inner sun lobby • large lounge • three double bedrooms • attractive garden with paved seating areas • parking space for three cars • solar panels and vehicle charging point • EPC – C

#### Accommodation

**Entrance porch**, leading to

**Open plan kitchen dining area** – the kitchen, with tiled floor, has an excellent range of cream eye and base level units with glazed display cabinets and ample preparation surfaces with tiled splashbacks. Integrated appliances include double oven, five-ring gas hob with glass canopy extractor above, fridge, freezer and dishwasher. A pull-down ladder gives access to an extended floored loft storage area. French doors lead on to the shady side patio entertaining area.

The **dining area** has wooden flooring and inset ceiling spotlights, as in the kitchen. A sun lobby stretches across the rear of the kitchen-dining area, with tiled floor, and French doors leading to the rear terrace and garden. This area also leads to the –

Spacious **lounge** enjoys an abundance of light, by virtue of having windows on three sides. It also has solid wooden flooring and French windows leading to the garden.

A corridor on the far side of the dining kitchen leads to the bedrooms, bathrooms and utility area, being part of a high quality conversion from original farm buildings.

**Bedroom 1** - The spacious master bedroom has original exposed ceiling beams and French windows leading directly to the garden. **Ensuite bathroom**, also with exposed ceiling beams, which has a walk-in tiled shower area with overhead and hand shower, WC, washbasin with cupboard beneath, heated towel rail, and a large built-in cupboard. It is tiled throughout.

**Bedroom 2** - A double bedroom with a window to the front of the property.

**Bedroom 3** – A third double bedroom, with exposed ceiling beams and two windows to the side courtyard.

**Family bathroom**, tiled throughout, with white three piece suite including bath with shower over and glass screen, heated towel rail and extractor fan.

**Walk-in storage area** with access to the cupboard housing the hot water tank.

**Utility room**, with flagstone effect tiled floor, which provides a beech block worktop and inset Belfast sink with cupboards beneath, as well as space and plumbing for washing machine and dryer. A glazed door gives access to the side courtyard.

The property has an excellent level of insulation with high quality double glazing, mains gas-fired central heating throughout, solar panels and a Podpoint 7Kw electric vehicle charging point.





### Outside

The property is part of a converted farm complex and is approached via a shared gravelled parking area. A cobbled and block paved archway leads to further gravelled car standing for two vehicles. The house is surrounded by various paved seating areas, with a pleasant sunny aspect. The garden has a lawn area and is well stocked with flowerbeds and shrubs, abutting on an area of mature trees at the rear. Of note are the variety of fruit trees in the garden, including peach, apricot and fig.

The village has a community garden, which has large vegetable plots to rent at £20 per annum to any resident of the village.

### Location

The conservation village of Stoughton is one of Leicester's closest rural villages lying approximately four miles from the city centre and providing good access to the city and the market town of Market Harborough. The village offers a parish church and local shopping facilities at the nearby centres of Oadby, Evington and Thurnby. There are various activity groups, including a community garden which has large vegetable plots available at a small annual fee to all residents of the village.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Tax Band:** E

### Satnav Information

The property's postcode is LE2 2FL, and house name Horseshoe Barn.



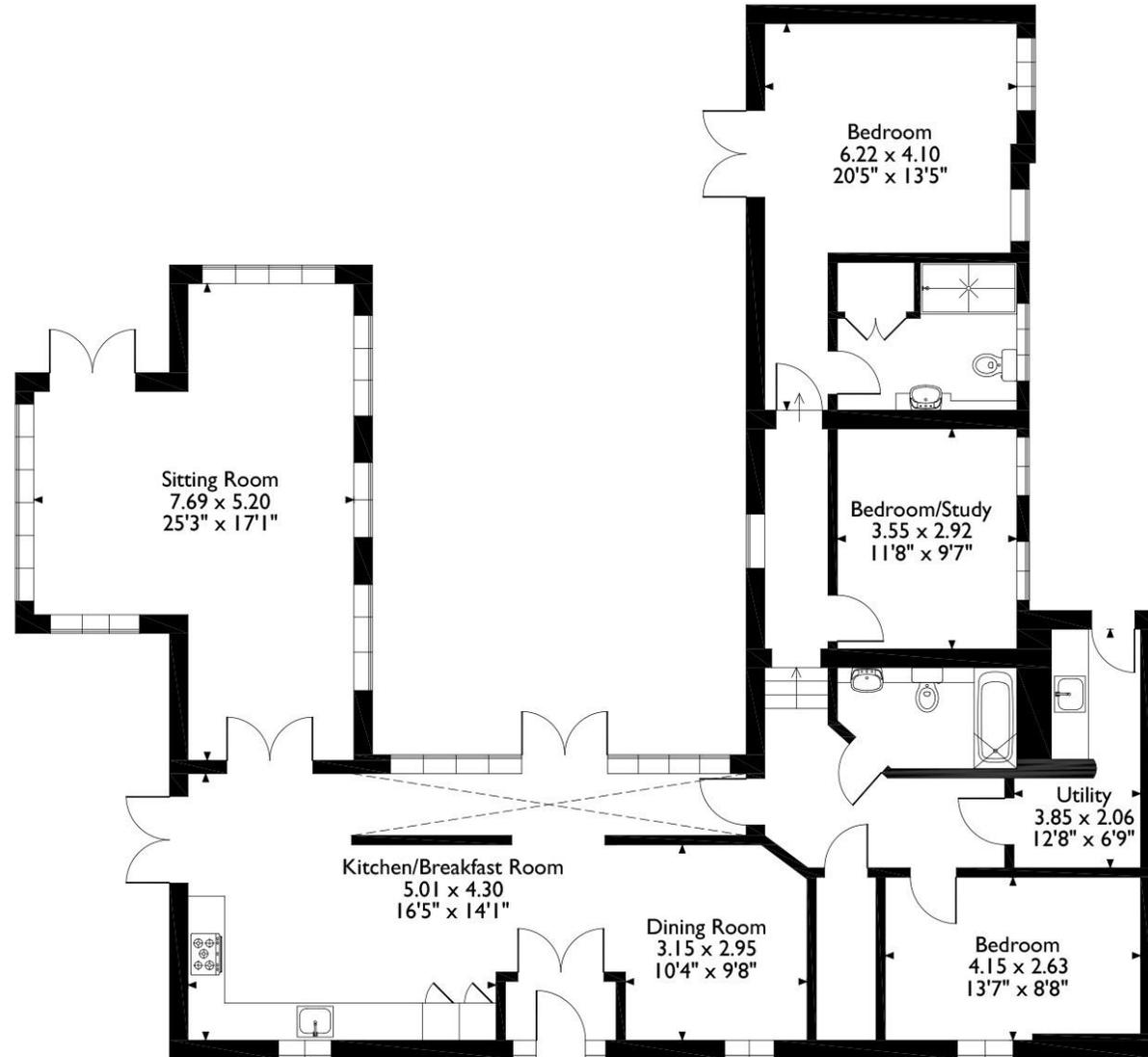


# Horseshoe Barn, The Byways, Gaullby Lane, Stoughton, Leicestershire LE2 2FL

## Approximate Gross Internal Area 151 Sq M / 1625 Sq Ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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#### Measures 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.



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