



1 RIVER LANE

KILBY, LEICESTERSHIRE LE18 3AA

GUIDE PRICE £1,400,000

JAMES
SELICKS

Completed in 2018, this exceptional barn conversion offers luxurious, contemporary accommodation set within 2.2 acres of beautifully maintained formal gardens and paddock land. With far-reaching views over open countryside to the rear, this beautiful property is finished to a high specification, perfectly blending stylish living with rural tranquility.

Elegant reception hall/second reception room • ground floor WC (potential bathroom) • utility room • stunning living kitchen • reception room • ground floor master bedroom • dressing room • en-suite • bedroom two • ensuite • bedroom three • large workshop/store • two first floor bedrooms • driveway • large single garage • formal lawns • paddock • EPC - B

Location

Just seven miles south of Leicester, the charming village of Kilby offers a primary school, a traditional pub, a park and a historic church. Nearby villages Kibworth, Fleckney, Great Glen, Wigston, and Market Harborough provide broader amenities, including a direct rail link to London St Pancras in just over an hour from the latter. Excellent schooling is within easy reach including Leicester Grammar, Stoneygate, and Leicester High School for Girls.

Accommodation

Glazed double doors welcome you into a grand reception hall/second reception room featuring flagstone flooring, a galleried mezzanine and stunning views across the grounds. From the reception area, the home flows seamlessly into a magnificent open-plan living kitchen, boasting an excellent range of contemporary eye and base level units and drawers with quartz preparation surfaces and integrated appliances including a double oven and induction hob, microwave, fridge, freezer, dishwasher and drinks cooler. Bi-fold doors open onto a patio area with electronic awning, an ideal space for entertaining. The formal sitting room has reclaimed, stripped floorboards, exposed brickwork and a log burner adding warmth and character. There is a useful ground floor WC with plumbing in place for a bathroom conversion and a utility room housing the boiler and providing space and plumbing for a washing machine and condenser dryer.

An inner hallway leads to the stunning master bedroom suite, boasting a dressing room and an en-suite bathroom, a second double bedroom with en-suite and a third large double bedroom, currently used as a gym. There is also access to a spacious workshop/storage area, offering conversion potential for additional living space or a self-contained annexe (subject to the necessary planning consents). From the reception hall, a feature staircase leads to a galleried mezzanine with glass balustrades, giving access to two further double bedrooms.

Outside

Accessed via a electrically operated gates and a private drive serving just two properties, this home offers a generous parking area, a large single garage with an electric door, sweeping lawned gardens, formal patio entertaining areas, a perimeter driveway to a further spacious side parking area and a paddock adjoining the formal garden, ideal for equestrian or recreational use.

Tenure: Freehold. **Local Authority:** Harborough District Council, **Tax Band:** E

Listed Status: None. **Conservation Area:** None.

Services: Mains water. Private drainage shared with other properties. Gas-fired central heating.

Broadband delivered to the property: Fibre, speed unknown.

Non-standard construction: Believed to be Standard.

Wayleaves, Rights of Way & Covenants: At the time of purchase there was a 25 year uplift clause on the paddock with Leicestershire County Council; approximately 20 years remain.

Flooding issues in the last 5 years: None our Clients are Aware of.

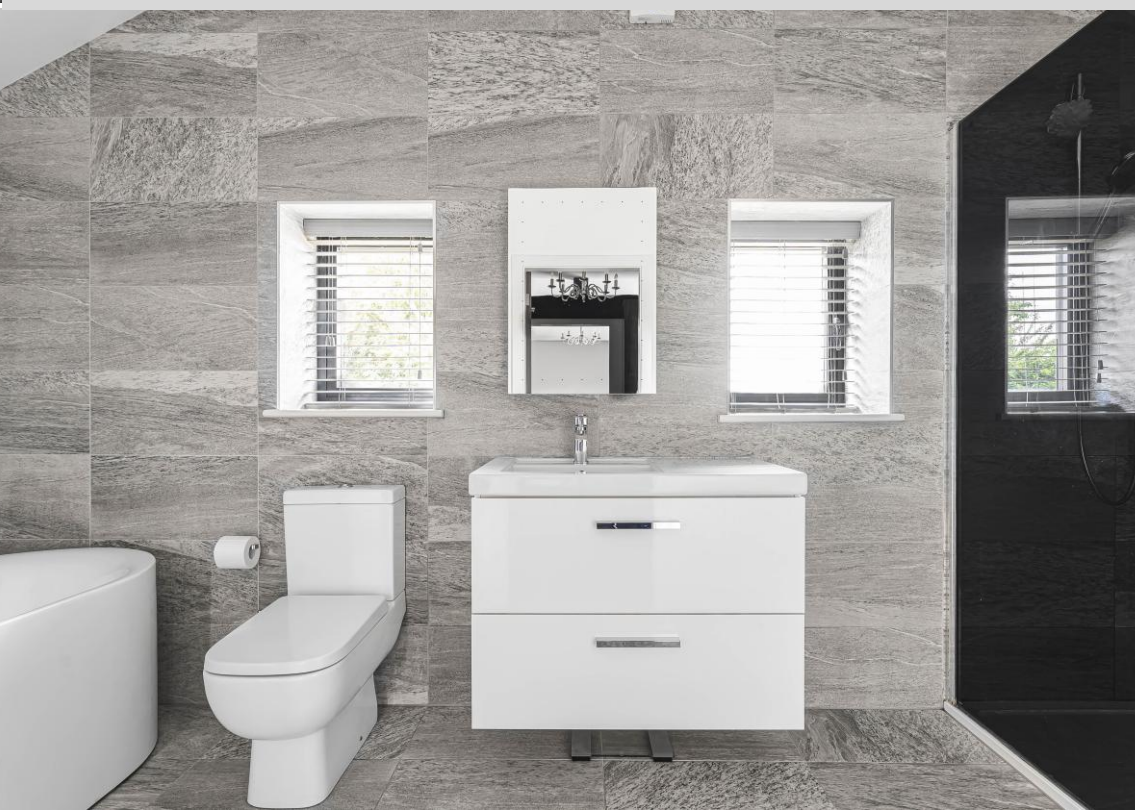
Accessibility: None our Clients are Aware of.

Planning issues: None our Clients are Aware of.













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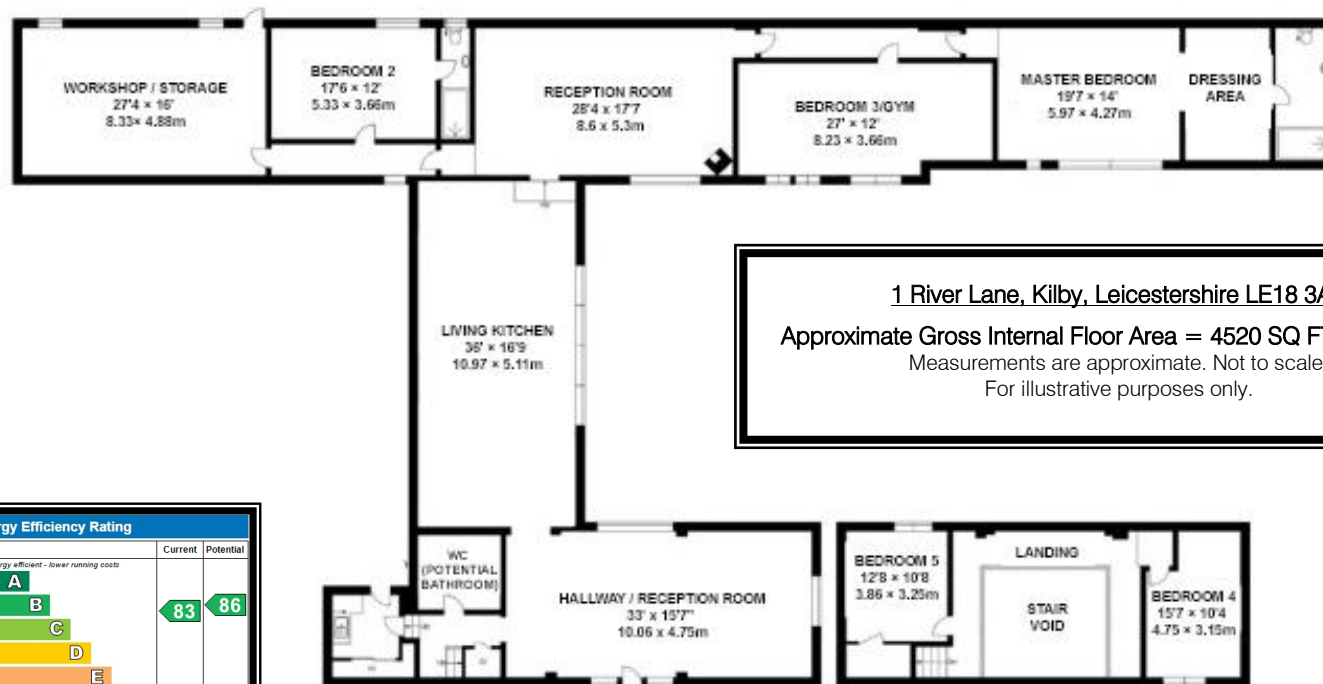
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Measures and Other Information

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.



1 River Lane, Kilby, Leicestershire LE18 3AA

Approximate Gross Internal Floor Area = 4520 SQ FT / 420 SQ M

Measurements are approximate. Not to scale.

For illustrative purposes only.

