



Baggrave End, Barsby

An exceptional character home dating back to 1740, beautifully modernised yet retaining a wealth of period features throughout.



FEATURES

- Stunning character home dating back to 1740
- Beautifully modernised while retaining exposed beams and brickwork throughout
- Lounge with brick fireplace and inset log burner
- Landscaped tiered garden, seating areas and outdoor oven
- Recently maintained thatched roof with new ridges added 18 months ago
- Off road parking and garage

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ACCOMMODATION

The ground floor accommodation is full of character and detail, with exposed beams, exposed brickwork and a striking brick archway connecting the dining room and living room. The living room is a particularly atmospheric space, featuring a brick fireplace with inset log burner and exposed brick detail.

The kitchen continues the theme, combining rustic charm with modern practicality, and is complemented by a useful utility room with WC leading to conservatory and office

Upstairs, the property offers 5 well-proportioned bedrooms, each brimming with character, and a stylish family bathroom.

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EXTERNAL

Outside, the garden is beautifully designed and thoughtfully landscaped, arranged over two levels. Steps leading up to a further tier offering seating and entertaining areas. The garden also features a brick-built outdoor oven, creating a superb space for outdoor dining and entertaining.

Further benefits include the thatch, which has been maintained to a high standard with all new ridges added just 18 months ago.

This is a rare opportunity to acquire a home of such character and history, blending period detail with modern convenience. The property enjoys a peaceful setting on a quiet no-through road within a friendly village community. Nearby train stations at Melton Mowbray and Syston provide convenient connections, while Market Harborough offers a direct mainline service to London. Families benefit from a well-regarded junior school in Gaddesby, served by a local school bus, and there are popular pubs in the neighbouring villages of Ashby Folville, Twyford, and Gaddesby.

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Total area: approx. 179.9 sq. metres (1936.6 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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