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your property experts



# The Old Tithe Barn

Kingsbrook Court, Stanford on Soar

- A beautiful barn conversion set in one-third of an acre
- Located in a gated development of six individual period homes
- Dates back to the 19th century as part of the Stanford Hall estate
- Seamlessly blends contemporary living space with period features
- Dining hall with a vaulted ceiling and full-height glazing
- Bespoke fitted kitchen, two further reception rooms, and a study
- Four double bedrooms and two bathrooms
- Gated driveway, gym/garden room, and landscaped gardens

## General Description

Smiths Property Experts are favoured with instruction to market The Old Tithe Barn at Stanford on Soar. This beautifully renovated and impressive barn conversion seamlessly combines contemporary living with period features, all set in one-third of an acre of secluded grounds in a gated development of six individual properties.

Considerably upgraded by the current owners, the property features a stunning dining hall with a vaulted ceiling, exposed beams and full-height glazing, a bespoke fitted kitchen, and three further reception rooms, including a sitting room, family room/playroom, and a study. Upstairs are four double bedrooms and two bathrooms leading from a light-filled galleried landing with views over the gardens. There is gated access to the private grounds of this imposing property, complete with mature gardens, a newly converted gym/garden room, and a private gravel driveway.







## The Property

This imposing former barn dates back to the 19th century as part of the Stanford Hall estate and is ideally located just one mile from both the centre of Stanford on Soar and the village of East Leake. The Old Tithe Barn is the centrepiece of this exclusive gated development of six individual period homes.

Past and current owners have sympathetically modernised the interior to offer a mix of contemporary style and period features across two floors. The living accommodation comprises a re-glazed double height dining hall with newly installed bespoke cabinetry and direct garden access, a separate w.c. and stairs leading to a galleried landing/library area to the first floor. From the hall is a study, a lovely sitting room with a feature fireplace and multi-fuel burning stove, and a bespoke fitted kitchen/breakfast room. From the kitchen, there is direct access to a family room/playroom and a separate boot room. To the first floor and leading from the impressive galleried landing are four double bedrooms and a contemporary family bathroom. The principal bedroom suite boasts bespoke fitted wardrobes and refitted en-suite facilities.







## Gardens and Grounds

The grounds are nothing short of exceptional, having been fully landscaped by the current owners and serving as a distinctive feature of the property. Completely private, west-facing, and accessed via electrically operated gates, there is a large gravel driveway with an electric vehicle charger. The expansive gardens lead off from the main house and include a beautiful gym/garden room (formerly a double garage) converted by the current owners, featuring bi-folding doors and excellent loft storage.

The gardens are designed with manicured central lawns, green borders, and well-stocked beds. There are three generous, sun-filled flagstone terraces, laid and uplit, ideal for al fresco dining or entertaining. The pathway through the gardens is lined with herbaceous plants and features manicured topiary.

## The Location

The property is located between the idyllic hamlet of Stanford on Soar and the village of East Leake. There are numerous amenities available in East Leake, including primary and secondary schools, a well-regarded nursery, a doctor's surgery, a convenience store, and a range of independent shops, pubs, and eateries. Access to Leicester, Loughborough, Nottingham, and Melton Mowbray is superb, as is proximity to Loughborough Train Station (2.6 miles) and East Midlands Airport (9 miles). Additionally, the property is within easy reach of Loughborough Endowed Schools and Ratcliffe College.



## Property Information

EPC Rating: D. Council Tax Band: F.

Tenure: Freehold.

Local Authority: Rushcliffe Borough Council.

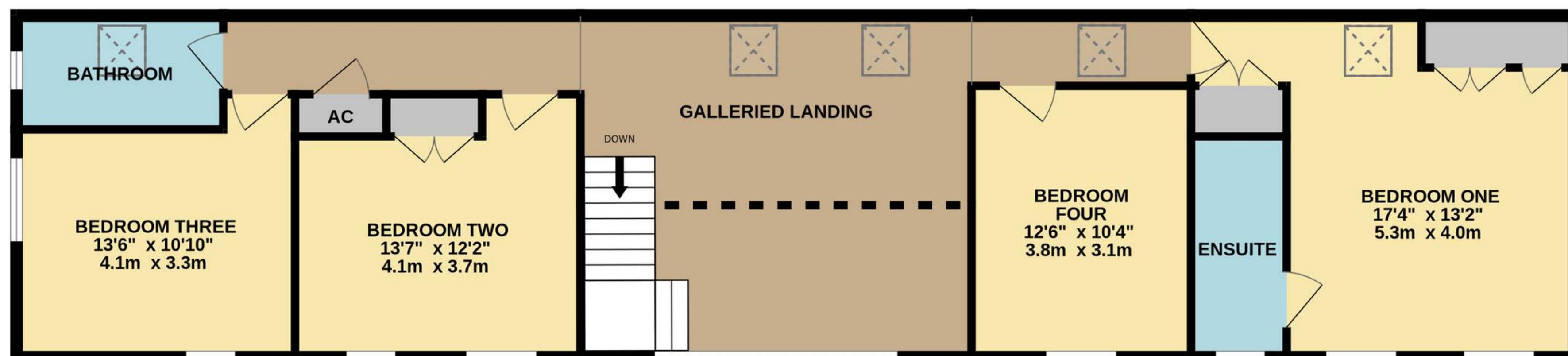
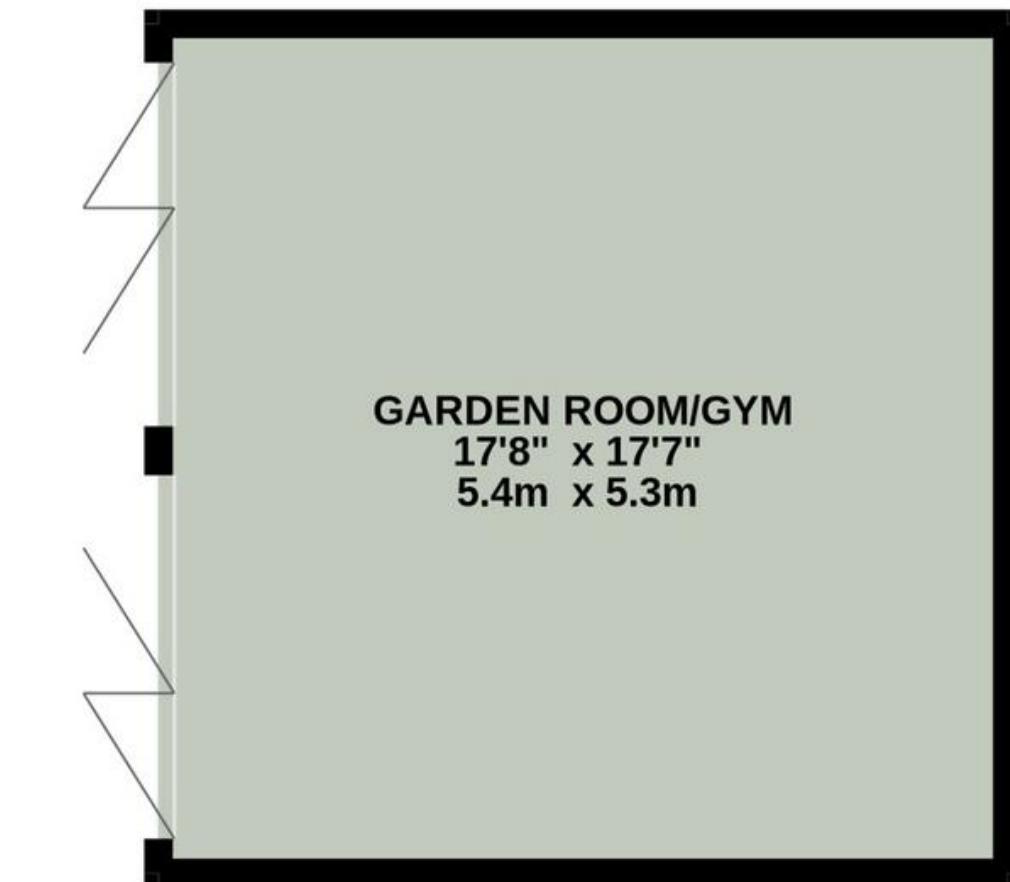
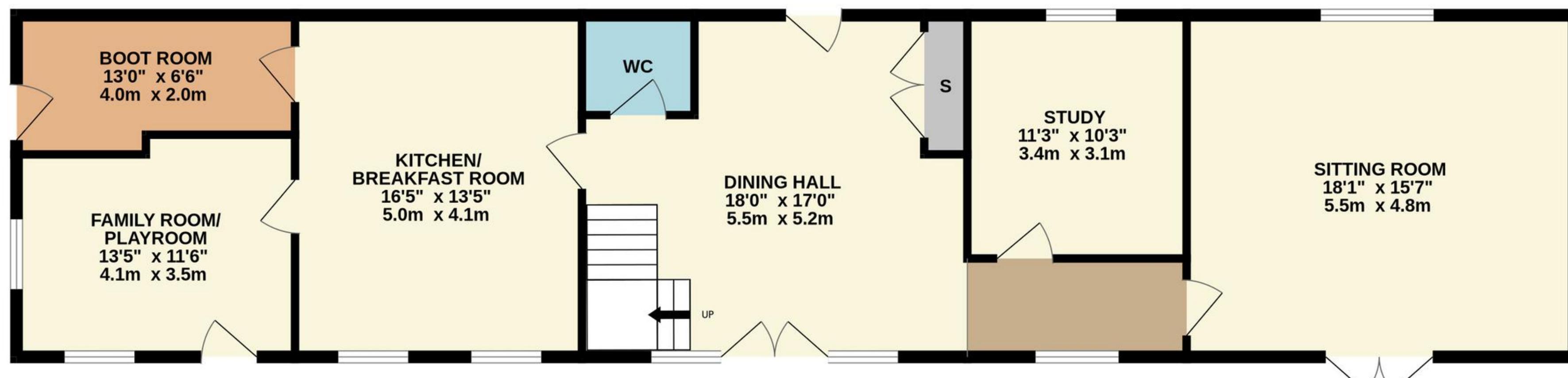
## Important Information

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## Smiths Property Experts

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TOTAL FLOOR AREA : 2625 sq.ft. (243.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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