

The Coach House

KIBWORTH HARCOURT, LEICESTERSHIRE



JAMES
SELICKS



The Coach House dates to 1837 or thereabouts and offers versatile and spacious accommodation bursting with character. Situated in the historic village of Kibworth Harcourt, this fantastic home offers excellent communications to both Leicester and Market Harborough, both of which have links to London St. Pancras in under an hour.

Full of charm and character • Stylishly presented throughout • Three reception rooms • Spacious dining kitchen • Utility • Playroom • Study • Ground floor shower room • Five bedrooms • Bathroom • Storage to landing • Ample off road parking • Easily maintained gardens • Popular village location •

Accommodation

Presented with imagination and contemporary flair throughout, The Coach House offers flexible and spacious accommodation. Entered via the generous sitting room through double glazed doors, this room is light and airy by virtue of the double doors, a set of bifold doors and a further window. With wide planked wooden flooring, half panelled walls, painted exposed brickwork, this room is both modern and characterful. A log burner on a slate hearth creates the perfect focal point and the high ceiling adds to the sense of space. Open to this room is the dining room, again with wonderful wooden flooring, painted exposed brick walls and a high ceiling. The dining room can also be access from the inner hall.

The inner hall has a study off, creating the perfect spot to work from home, as well as a playroom or second study/ground floor bedroom. There is a ground floor shower room with a double shower enclosure, wash hand basin, and WC. Stairs rise to a family room which has a window to the side elevation. Double doors lead through into the spacious dining kitchen which boasts an excellent range of base and eye level cupboards and drawers with oak worksurfaces. There is a Belfast sink, space and plumbing for a dishwasher, space for a range type cooker with a stainless steel extractor hood over, and space and plumbing for an American style fridge freezer. Sleek subway tiles compliment the cabinetry and plantation shutters create both light and privacy. There are ceiling spotlights and wooden flooring. Off the kitchen is the utility room accessed via a door and steps down, and offers further cupboard space, a sink and drainer unit, space and plumbing for a washing machine and a tumble dryer. There is a door to the side elevation, which also offers another route into the property.

Stairs rise to the first floor where the generosity of space the property has to offer continues. The landing provides access to the bedroom accommodation and three double storage cupboards. The principal bedroom has two windows to the side elevation and a Velux roof light. There are four further bedrooms, and completing the accommodation is the family bathroom which boasts a contemporary freestanding bath with telephone mixer tap over, a double shower enclosure with a rainforest shower head, a WC, and a wash hand basin. Exposed beams and Amtico flooring complete this room.

Outside

To the side of the property is a cobble stone driveway providing car standing for two vehicles. There is an EV charging point, wooden log store and double wooden gates give access to the garden. The predominantly walled garden has a sunny terrace area ideal for entertaining. There is a further area with astroturf, cobble stone path and a corner wooden seating area with handy concealed storage beneath.





Location

Situated in the Conservation Area of the highly sought after Kibworth Harcourt, a thriving south Leicestershire village, renowned for the quality and variety of the housing stock. Kibworth offers amenities catering for all day-to-day needs including fashionable restaurants, pubs and eateries and a selection of high quality independent shopping in addition to a health centre, post office and parish church. Sporting facilities are well catered for by renowned cricket, golf and tennis clubs and a park with tennis and recreational area.

Schooling

Schooling in both the state and private sector is well catered for with Kibworth Primary School being rated outstanding by Ofsted which filters into Kibworth High School. The Leicester Grammar and Stonegate Schools are located a short drive away in nearby Great Glen. A more comprehensive range of amenities are available within Market Harborough and Leicester, both accessible via the A6 and both offering mainline rail transport to London St Pancras.

Tenure: Freehold

Local Authority: Harborough District Council

Conservation Area: Kibworth Harcourt Conservation Area

Tax Band: F

Services: The property is offered to the market with all mains services and gas-fired central heating.

Satnav Information

The property's postcode is LE8 0NQ, and house name The Coach House.







The Coach House, Main Street, Kibworth Harcourt, Leicestershire, LE8

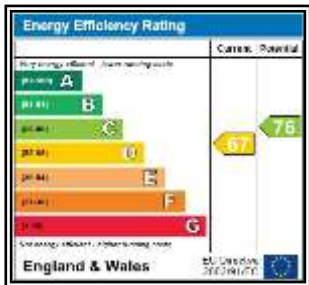
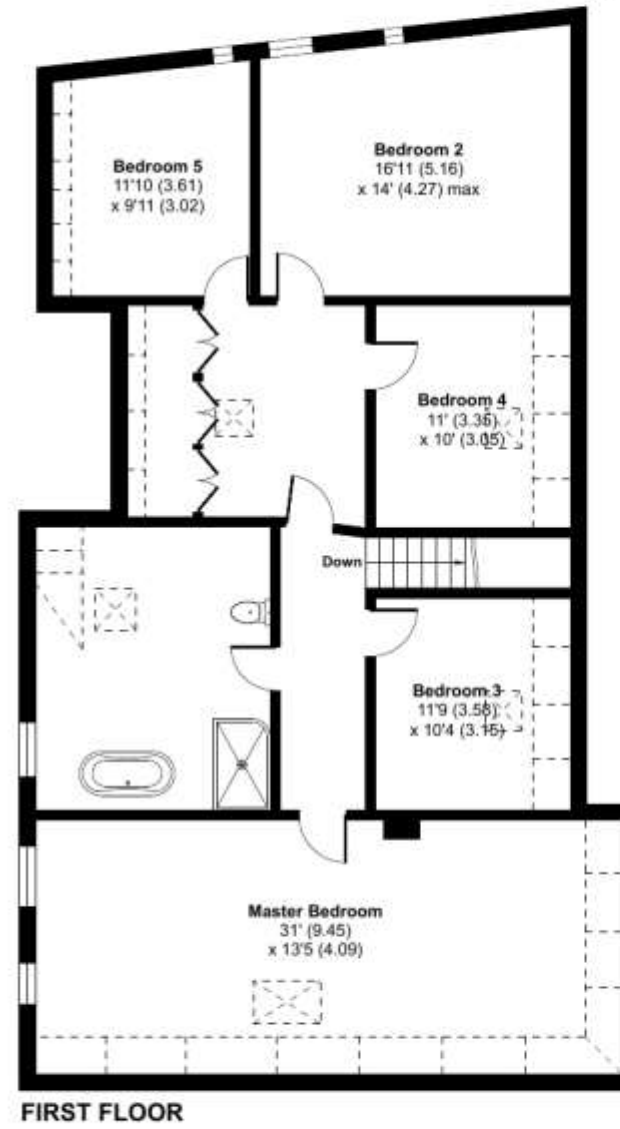
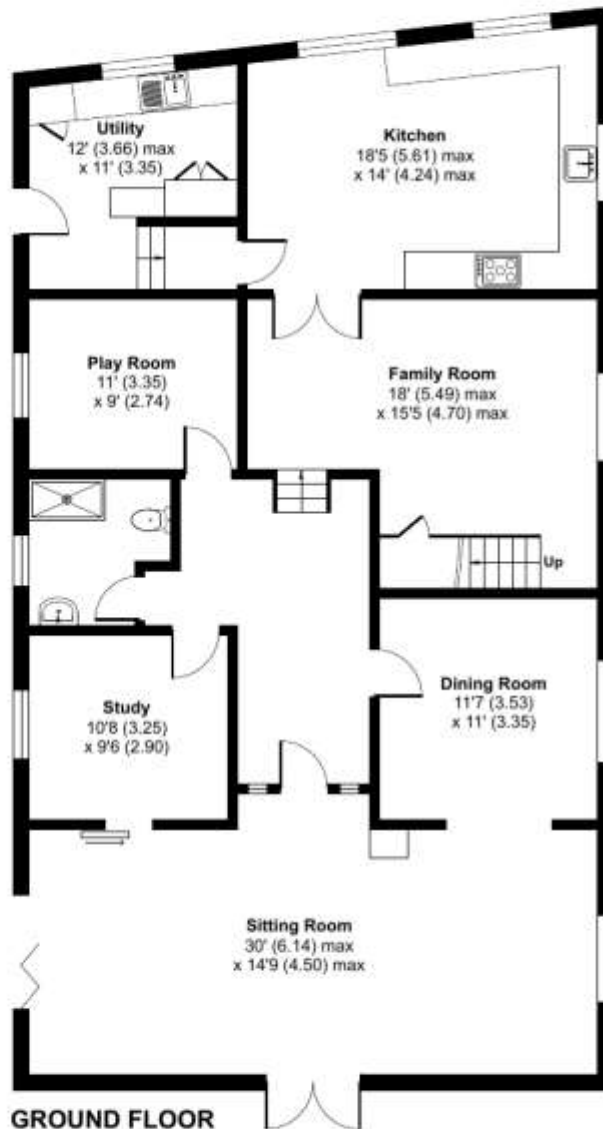
Approximate Area = 2936 sq ft / 272.7 sq m

Limited Use Area(s) = 166 sq ft / 15.4 sq m

Total = 3102 sq ft / 288.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for James Sellicks Estate Agents, REF: 1035944

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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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