



JAMES
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LISTED BUILDINGS

The Old Barn

BLASTON, MARKET HARBOROUGH

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A Grade II listed barn conversion dating back to 1832, beautifully converted 31 years ago by the present owners retaining much charm and character, situated in the sought after village of Blaston in the heart of the Welland Valley.

Grade II Listed • Dining kitchen • Sitting room • Dining room • Study • Five double bedrooms • Three bath/shower rooms • Driveway with ample off road parking • Good sized rear garden • Open countryside • Peaceful, rural village setting • Extant planning consent for the erection of a detached double garage and boundary wall (ref: 08/01182/FUL) • No upward chain •

Accommodation

The property is entered into an entrance hall with flag stone flooring. A further hallway has a WC and gives access to the dining kitchen which also has flagstone flooring, a beamed ceiling with an original threshing wheel, exposed stone and brick walls and glazed timber doors to the side of the property. The dining kitchen benefits from a range of eye and base level cupboards and drawers with timber work surfaces over and a Belfast sink. Appliances include integrated under counter Whirlpool fridge and freezer, dishwasher, Leisure Range cooker with extractor hood over and a washing machine.

An impressive dining room has solid oak flooring, exposed timber King trusses, windows to both sides and a timber door to the side elevation into the rear courtyard. A staircase from the dining room with a good sized under stairs cupboard rises to the first floor galleried landing. This leads to a bedroom with a window overlooking the courtyard, exposed king trusses and an ensuite off.

The dual aspect sitting room has exposed beams and King trusses, an exposed stone chimney breast with a log burner inset, two sets of glazed timber doors, one to the side courtyard and the other to the rear opening out to a gravelled seating area. From the entrance hall is a study which has a part exposed brick wall and a window to the front elevation.

A timber and glazed door gives access to an inner hallway with two windows overlooking the courtyard and gardens beyond. Off this is a built in airing cupboard housing the hot water cylinder. At the end of the inner hallway is the master bedroom, which benefits from a dual aspect and an ensuite off comprising of a bath, WC, wash hand basin and a glazed double shower enclosure. There are three further double bedrooms of which one has a walk in wardrobe. The family bathroom completes the accommodation comprising a panelled bath, wash hand basin, WC and double shower enclosure.

Outside

A five bar timber gate leads through to a gravelled driveway providing ample off road parking for several vehicles. There is an extant planning consent for the erection of detached double garage and boundary wall, under planning reference 08/01182/FUL (www.harborough.gov.uk). The gravelled area continues round to the rear of the property and into the courtyard. The rear garden is mainly laid to lawn and enclosed by hedging and mature trees. There are herbaceous flower beds, raised vegetable patches and a seating area of the sitting room ideal for enjoying the peaceful location as the rear garden backs onto open countryside. The rear of the property can also be accessed from the right hand side, through a timber gate. The outside space is completed by three timber sheds and an external storeroom.





Location

Blaston is a popular south east Leicestershire village in the Harborough District. Local amenities can be found at the nearby villages of Hallaton and Medbourne which include popular county pubs, post office and village store and for a larger range of amenities the market town of Market Harborough lies approximately nine miles to the west with extensive range of shopping and leisure facilities as well as mainline connection to London St. Pancras in just under an hour.

Schooling within the area is well catered for both within the state and private sector. The Leicester Grammar School, Stonegate School and Leicester High School for Girls are all located along the A6 towards Leicester and Uppingham and Oakham Schools are also within a twelve mile car journey. Hallaton offers a well-regarded primary school just under two miles away.

Tenure: Freehold

Local Authority: Harborough District Council

Conservation Area: Blaston Conservation Area

Listed Building Number: 1360677

Tax Band: F

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

Satnav Information

The property's postcode is LE16 8DE, and house name The Old Barn. The property is the last house on the left hand side as you leave the village along Main Street, towards Stockerston.

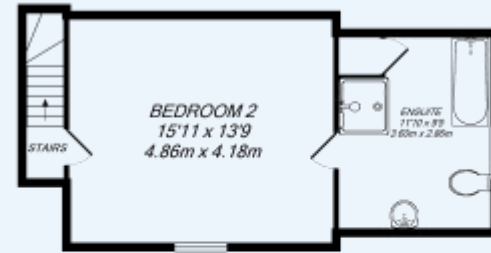




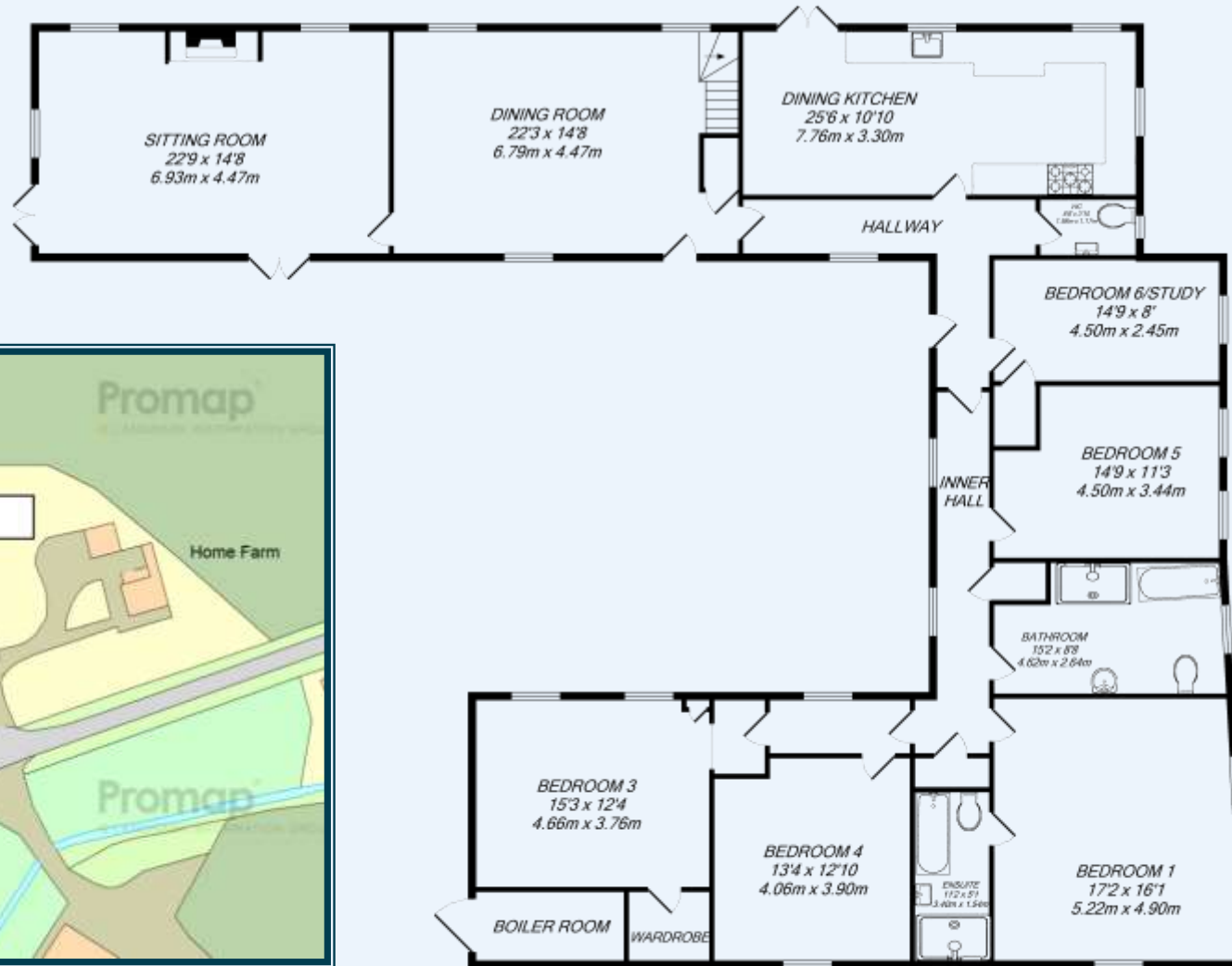


The Old Barn Main Street Blaston Market Harborough LE16 8DE

House Approx Gross Internal Floor Area = 255.1 sq/m – 2746 sq/ft
 Measurements are approximate, Not to scale, Illustrative purposes only.



1ST FLOOR



GROUND FLOOR



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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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