

JAMES  
SELLICKS



## Greenfield House

DEBDALE, KIBWORTH, LEICESTERSHIRE, LE8 0XA





A fantastic opportunity to acquire a one-off, bespoke detached property approaching 5,000 Sq. Ft of accommodation, situated on a glorious plot approaching 3 acres. Constructed and meticulously maintained by its current owners. This property boasts some of the most beautiful bespoke woodwork and carpentry seen in the James Sellicks history.

- Designed by an award-winning architect
- Meticulously maintained & immaculately presented
- High quality materials throughout sourced from around the world
- Spectacular countryside views
- Flexible open plan living
- Luxury state of the art Kitchen & Utility Room
- Superb principal reception room
- Substantial master bedroom suite with ensuite bathroom & further Penthouse mezzanine dressing room
- Guest bedroom & ensuite
- Further guest bedroom or Study
- Ground floor bedroom & ensuite facility
- Impressive two level entertainment bar
- Immaculate grounds and timber stock proof fenced paddocks
- 154 Sq. M hardwood deck with chalet/office accommodation & outdoor entertainment bar
- Extensive driveway
- Grounds and paddock approaching 3 acres
- Extensive outbuildings including stables
- Potential for further building structures on existing foundations
- No upward chain



### Accommodation

Greenfield House is totally unique in its design and quality. It was designed by an award-winning architect with extensive input from our clients, using high quality materials which include large laminated timber portals, purlins and tie-beams, manufactured in the Netherlands and erected onsite.

**The entrance hall** is entered via an English Oak chevron door with Oak windows boarded top and bottom by burr oak cills. The meticulously laid flooring is in a marble ceramic that mirrors both the gloss white kitchen units and honey oak surrounds. To the left of the entrance is the superb state of the art kitchen. The kitchen has windows to the front and side elevation and boasts fantastic gloss white “chic” luxury contemporary eye and base level units and soft closing drawers. The worktops glisten with light from the 30mm deep white Quartz crystal with rounded corners that provide soft flowing lines throughout. Integrated appliances include a Miele dishwasher, a professional grade Smeg double oven and further microwave combined oven. A white Smeg induction hob blends effortlessly within the white quartz, together with a built-in pop-up Siemens down draft electric extractor. A large Quartz unit with storage below provides the perfect area for casual dining. The striking marble ceramic floor completes the accommodation. The kitchen lighting has strip LED remote controlled dimmable zones providing different mood options for day or night. There are also remote-controlled infrared picture heaters.

To the right of the entrance hall is the utility room which has windows to both the front and side elevation, a floor standing boiler, plumbing and space for a washing machine, a space for a large fridge and freezer, a Belfast sink, a good range of storage units and cupboards and a tiled floor. Off the utility room is a shower room with a large wash hand basin with a cupboard under, a corner shower enclosure, and heated towel rail, and part tiled walls. A separate WC within an inner hallway also providing access to a ground floor bedroom, which has a window to the side elevation with far reaching countryside views.

The **exquisite kitchen** leads through a fabulous burr oak arch into a **beautiful and tranquil dining room** with sold English oak flooring and tall English Oak windows to three elevations, feature exposed brickwork provides a contrasting effect to the fantastic English oak posts and beams in this room, together with Burrs and historic oak dating back over 250 years. A picture window takes in views of the great room beyond.

The **great room** is truly magnificent; entered via oak and fully glazed double doors from the kitchen. The polished oak flooring leads you into this magnificent room that incorporates an English Heart Oak post and beamed gallery and feature exposed brickwork together with Italian Venetian plastered walls. Two Burr Elm staircases especially commissioned and built to a highly unique design, lead you to the first floor gallery and landing. The high soaring ceilings are panelled in a character Western Red Cedar timber imported from British Columbia by our client. In the great room there is a French corner fireplace in Derbyshire stone with English Oak mantle and cedar surround. On a raised oak floor there is a built in bespoke TV/storage cabinet in Burr Oak and Burr Yew with remotely controlled Cinema TV that descends out of sight within the unit. A fabulous Japanese Shoji window provides natural light to this area. Three aluminium radiators provide for a comfortable temperature with the option of two zoned under floor heating areas. Full height Douglas fir windows with double cedar louvre shutters provide views onto the hardwood decked entertaining area.

From the great room, steps descend into a **cedar sunroom** with fabulous full-length special double glazed windows which continue from the roof pitch to ground level, providing panoramic countryside views to the west. The sunroom has terracotta tiled flooring with under floor heating beneath. At one end a unique stable door leads into an exquisite two tier bar room with Oak posts and beams, exposed brickwork and cedar panelled Alpine walls and ceilings. A storage room/cupboard through a second door beyond has built in cloak hanging units and shelves.



A second door at the other end of the sunroom provides access to the adjoining and secluded 154 Sq. M **hard wood deck** for al-fresco dining and entertaining. The deck has solar lighting, electrics, a bar and a winter garden furniture storage unit. There is also a separate **insulated summerhouse/ office** with wi-fi, electrics, lighting, and USB charging points making it ideal for ancillary office space.

The two Burr Elm staircases in the great room lead you to the galleried landing and **library**, with vaulted ceiling, exposed laminated timber portals and beams, and further Italian Venetian plastered walls. Full height triangular windows provide natural light and far reaching views of the countryside beyond. The library presently incorporates a floor to ceiling bookcase and storage cupboards with a minstrel's gallery overlooking the sunroom.

Off the library there is a **guest bedroom** which has two Velux windows to the side elevation, built in full length mirrored sliding door wardrobes, Oak flooring and Italian Venetian plastered walls. The ensuite has a low flush WC, wash hand basin with a cupboard under, double shower enclosure, luxury marble walls and floor, and a window to the side elevation.

The **master bedroom** is accessed along an oak floored gallery through a church style door. This Substantial and fabulous master bedroom boasts walk in full length wardrobes with six floor to ceiling mirrored sliding doors. The walk in wardrobes provide multiple hanging rails with storage cupboards and drawers within, together with lighting and electric sockets. The super king size bed area has fitted bedside tables and fitted furniture providing both cupboards and drawers. A German manufactured double sliding oak framed doors lead to a large balcony with views over the front courtyard and paddocks beyond. The balcony has two large double Cedar door storage cupboards either end of the balcony with power and lighting within.

The master bedroom leads to the luxury and spacious marble floor and walled **ensuite bathroom** which has twin marble matching wash basins mounted on bespoke built solid American Black Walnut and maple units with storage beneath. Each basin has heated built in mirrors with lighting above. The ensuite has the predominant presence of a luxurious extra large round Jacuzzi with mood lighting and surrounding marble tiling. There is a shower/steam room with separate WC with bidet and marble flooring. Two contemporary brushed steel towel radiators, one also being electric, provide heating with the option of the additional under floor heating.

A staircase from the master bedroom rises to a **dressing room/ penthouse mezzanine** which has fully glazed windows to the front together with a velux. A built-in dressing table and cupboards and drawer units with further hanging space. The high vaulted ceiling also has a large remote controlled electric ceiling fan.

Across the oak floored landing area there is an additional room which has full height windows to the front and side elevations, floor to ceiling shelving, Oak flooring, built in storage and a vaulted ceiling using a range of exotic woods. This room is currently used as a study or could be a further bedroom.



#### Outside

Approaching the property is a five-bar wooden gate and pedestrian gate which leads to a white stone gravelled driveway and timber fenced car parking area with electric charging point and additional electrical power, providing car standing for up to twelve vehicles. There is an outside cooking space with BBQ area and storage, which could be made into an outdoor kitchen. The drive leads to a grassed and fenced orchard with a variety of specimen trees together with apple, plum and cherry. Further gates lead to the stable block of two stables and storage shed. A large barn with workshop attached. This grassed stable yard leads to the paddock land beyond and flowing tree lined stream.

#### Location

Debdale is a charming and tiny rural hamlet, within the parish of Smeeton Westerby. For those seeking rural tranquillity with access to fabulous walks and countryside, Greenfield House will undoubtedly appeal. Kibworth, the nearest village, is a thriving village with a strong community spirit centred around an excellent range of amenities which includes a Co-Op sporting and recreational facilities.

There is excellent schooling within the area in both the state and private sector. Shopping is catered for with local shops, supermarkets and a delicatessen which caters for all day-to-day needs. There is also a health centre and popular public houses and restaurants.

Market Harborough is located some five miles to the south offering an even wider range of facilities and a mainline rail connection to London St. Pancras in under an hour.











# Greenfield House, Debdale, Kibworth, Leicester, LE8

Approximate Area = 4214 sq ft / 391.4 sq m (excludes void)

Limited Use Area(s) = 111 sq ft / 10.3 sq m

Outbuildings = 218 sq ft / 20.2 sq m

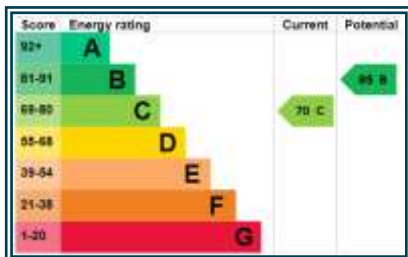
Total = 4543 sq ft / 421.9 sq m

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). © n3checom 2024. Produced for James Sellicks Estate Agents. REF: 1159995



Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: No

Tree Preservation Orders: No

Tax Band: E

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

Drainage is to a septic tank.

Broadband delivered to the property: Mobile 4G and 5G broadband

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: Three storey dwelling. No accessibility modifications

Cladding: None

Planning issues: None which our clients are aware of

Coastal erosion: None

Coal mining in the local area: None

Satnav Information: The property's postcode is LE8 0XA, and house name Greenfield House.



Market Harborough Office  
13 Church Street  
Market Harborough  
LE16 7AA  
01858 410008  
mh@james sellicks.com

Leicester Office  
01162 854 554

Oakham Office  
01572 724437

[james sellicks.com](http://james sellicks.com)

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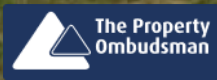
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#### Measures and Other Information

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.



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