

Greenfield House

DEBDALE, KIBWORTH, LEICESTERSHIRE, LE8 0XA



JAMES
SELICKS





Greenfield House is a bespoke, luxury detached property of nearly 5,000 ft², set on approximately 3 acres of landscaped ground.

Key highlights include:

- **Exceptional Craftsmanship:** High-quality materials sourced locally and some of the finest bespoke woodwork in James Sellicks' history.
- **Accommodation Highlights:**
 - Luxury state-of-the-art kitchen and utility room
 - Grand principal reception room
 - Substantial master suite with ensuite and mezzanine dressing room
 - Ground floor bedroom with separate downstairs bathroom.
- **Outdoor Features:**
 - 154 sq. m hardwood deck with a chalet/office and entertainment bar
 - Immaculate paddocks with timber fencing
 - Extensive outbuildings including stables
 - Opportunity for further development on existing foundations
- **Views & Setting:** Offers spectacular countryside views in a tranquil rural location.

Tenure: Freehold

Council Tax Band: E



This is a rare opportunity to own a meticulously crafted luxury home in an idyllic rural setting.

- **Entrance Hall:** Features an English Oak chevron door and marble ceramic flooring.
- **Kitchen:** A modern, state-of-the-art space with gloss white units, honey oak surrounds, and luxurious quartz countertops. Equipped with top-tier appliances (Miele, Smeg, Siemens) and a central quartz island for casual dining.
- **Lighting & Heating:** Remote-controlled LED mood lighting and infrared picture heaters enhance comfort and ambiance.

The house combines cutting-edge design with artisanal detail for a sophisticated, high-end living environment.

Greenfield House continues to showcase luxurious design and craftsmanship throughout its interior:

Utility & Guest Areas: The utility room includes ample storage, a Belfast sink, and a connected shower room. A nearby WC and a ground-floor bedroom with countryside views complete this area.

Dining & Living Spaces:

- **Dining Room:** Accessed via a burr oak arch from the kitchen, it features oak flooring, exposed brickwork, and historical oak beams.
- **Great Room:** A grand space with high cedar ceilings, bespoke Burr Elm staircases, Venetian plastered walls, a custom-built fireplace, and a concealed cinema TV. Large Douglas Fir windows and cedar shutters overlook the decked area.

- **Sunroom & Bar:** Offers panoramic views, underfloor heating, and connects to a unique two-tier bar room and a large deck with alfresco amenities and a summerhouse/office.

Upper Floor Highlights:

- **Library & Gallery:** Features vaulted ceilings, timber beams, and full-height windows. Includes a bookcase and minstrel's gallery.
- **Guest Bedroom:** Contains oak flooring, built-in wardrobes, and a marble-finished ensuite.
- **Master Suite:** Exceptionally spacious and lavish with walk-in wardrobes, fitted furniture, Private balcony and a luxurious ensuite with Jacuzzi, twin basins, and a shower/steam room.
- **Mezzanine Dressing Room:** Vaulted ceilings, built-in storage, and a ceiling fan.
- **Study/Additional Bedroom:** Exotic wood finishes, full-height windows, and floor-to-ceiling shelving.
- **Exterior Features:**
 - Gated entrance with a gravel driveway and parking for up to 12 vehicles.
 - Infrastructure for Electric vehicle charging point and existing external power.
 - BBQ area with potential for an outdoor kitchen.
 - Landscaped orchard with specimen and fruit trees.
 - Stable block with two stables, storage shed, large barn, and workshop.
 - Paddock land and a tree-lined stream beyond the stable yard.



- **Location:**
 - Situated in the quiet rural hamlet of Debdale, within Smeeton Westerby parish.
 - Surrounded by scenic countryside and walking routes.
 - Close to Kibworth village, which offers amenities, community activities, shops, restaurants, and schools.
 - Approximately 5 miles from Market Harborough, with broader services and a direct rail link to London in under an hour.

Overall.

Greenfield House is a uniquely designed and high-quality residence, created in collaboration with an award-winning architect and our clients. Greenfield House offers an exceptional blend of luxury, space, craftsmanship, and countryside living—ideal for those seeking a unique, high-spec rural home, with outstanding lifestyle features.

The House offers a peaceful, rural lifestyle with extensive outdoor amenities and convenient access to village and town facilities.













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

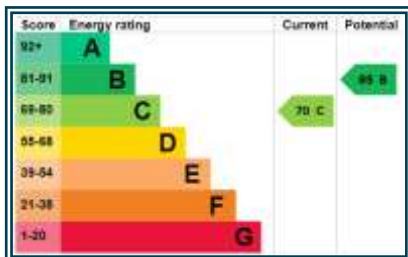
Total = 4543 sq ft / 421.9 sq m

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). © nichecom 2024.
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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.



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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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