

Church Barn

BLASTON, MARKET HARBOROUGH

JAMES
SELICKS





Church Barn is a truly unique home situated in an idyllic rural location, nestled on the periphery of this highly sought after Welland Valley village, with convenient commuter links. Wrapped in delightful landscaped gardens on a total plot of approximately 0.3 of an acre, with panoramic countryside views. The property offers flexible accommodation, and comes with the Agents highest recommendations for an early viewing.

Unique barn conversion • 4370 ft² (406.2m²) incl. garaging • Reception Hall • Five bedrooms • Two en-suite bathrooms and family bathroom • Show-stopping double height dining room • Sitting room • Snug • Study • Living kitchen • Utility • Boot room • Garden room • Double garage • Storerooms

Accommodation

Twin sets of double doors invite you through the porch and into a welcoming and striking reception hall. To the right you will find a show-stopping double height reception room with vaulted ceiling, feature stone wall and solid fuel burning stove. The room is currently used as a dining room, but has previously been used as a sitting room. Glass-paned double doors lead through to the garden room which takes full advantage of the westerly aspect, attractive views of the garden and the open countryside beyond.

At the head of the reception hall, steps lead down to a study area and stairs rising to the first floor. Across the hall you will find a lobby with a fitted cupboard and access out to the front of the property and the village lane. The open-plan farmhouse kitchen is equipped with an extensive range of bespoke units and a central island offering plenty of storage and workspace above. A four oven Aga sits to the left-hand side, while you will also find plumbing and space for a dishwasher and refrigerator. There is a pantry cupboard and a double Belfast sink. A stable-style door leads through to a large sitting room with an Inglenook fireplace and log-burning stove providing the perfect focal point. Natural light fills the room through twin sets of French doors and windows. To the left of the fireplace is the snug. From the sitting room is the utility room and downstairs shower room. A connecting door takes you through to a boot room, which in turn leads to a storeroom.

Upstairs the Minstrel gallery-style landing leads through to an inner landing where you will find the principal bedroom that features a vaulted ceiling, king-truss beams, ample fitted storage cupboards and views of the garden and countryside. The ensuite bathroom features a corner shower cubicle, bath, WC and wash hand basin. The second bedroom also takes in the attractive views and features an ensuite bathroom. You will find a further double bedroom and two connecting bedrooms that could serve as a teenage suite, if required. The family bathroom features a bath with shower over, WC and wash hand basin.

Outside

Approached via a five-bar wooden gate you will find ample space for parking on the gravelled drive. A further herringbone block-paved drive leads round to the garaging, which features twin sets of timber barn-style doors. An extensive manicured lawn is flanked by well-stocked mature borders, feature areas and enclosed by hedging. You will also find an attractive pergola above a dining/seating terrace where you can enjoy al fresco dining.





Location

Blaston is a popular Southeast Leicestershire village in the Harborough District. Local amenities can be found at the nearby villages of Hallaton and Medbourne which include popular country pubs, post office and village store. 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. Uppingham, another very well-regarded market town is only four miles away and also provides niche shopping, boutiques, public houses and restaurants.

Tenure: Freehold

Local Authority: Harborough District Council **Tax Band:** G

Listed Status: Not Listed

Built: Converted & extended in 1993. Extended further in 1999/2000

Conservation Area: Blaston Conservation Area

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

Meters: Water meter

Loft: Boarded, insulated, lit with ladders

Broadband delivered to the property: ADSL

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes, further details available on request

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. No accessibility modifications. All entrances into the property have a step up, excluding the garage doors.

Planning: Neighbouring Thatch House has planning consent to convert the existing carport into habitable accommodation and create an outdoor swimming pool. Ref: 22/01939/FUL.









ground floor

Approximate total area⁽¹⁾

406.2 m²

4370 ft²

Reduced headroom

8.3 m²

90 ft²

(1) Excluding balconies and terraces

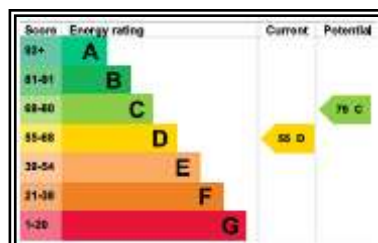
Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



first floor

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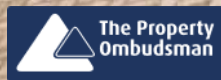
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Measures and Other Information

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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