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LISTED BUILDINGS

## Barley Mow

THORPE LANGTON, MARKET HARBOROUGH

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Barley Mow is a Grade II Listed detached period home situated in the quiet village of Thorpe Langton. Well maintained throughout, the property offers spacious and flexible accommodation, within a picturesque and peaceful setting, with countryside views to the front, side and rear.

Grade II Listed detached period home • Charming period features throughout with exposed beams, Inglenook fireplaces and original floorboards • Two reception rooms creating a flexible living space • Spacious breakfast kitchen • Utility & cloakroom • Four bedrooms • Study area/dressing room • Bathroom & En-suite • Lawned rear gardens • Gated driveway, garage, and workshop for parking and storage • Peaceful countryside setting with views on all sides •

#### Accommodation

The front entrance features a solid wood door opening into a charming reception room with a window to the front elevation, exposed beams, and an Inglenook fireplace housing a cast iron log burner. Stairs lead from this room to the first-floor landing. A second sitting room also enjoys a front-facing window, exposed beams, a brick chimney breast with an electric log burner, and a useful understairs storage cupboard. The space is finished with part-panelled walls, adding to its character.

The heart of the home is the spacious dining kitchen, with French doors to the rear and two additional windows to the side elevation it is light and airy. It is fitted with an excellent range of shaker-style units, soft-closing drawers, quartz worktops, and a 1¼ under-mounted sink with drainer. There is plumbing for a dishwasher and space for a Rangemaster-style cooker set into a tiled chimney breast. There are display cabinets, a contemporary radiator, spotlights, and a tiled floor complete the room. Adjacent is a practical utility room with additional storage units, quartz worktops, a mounted sink, plumbing for a washing machine and tumble dryer, and a wall-mounted Baxi boiler. A cloakroom is also located on the ground floor, featuring a low-flush WC, wash basin with cupboard beneath, heated chrome towel rail, and tiled flooring.

A staircase leads to the first-floor landing, which features exposed brickwork, original stripped floorboards, and exposed beams. The principal bedroom includes windows to the front with views toward the village church, an original fireplace, exposed beams, and spotlights. A second bedroom also overlooks the front and includes a brick chimney breast, exposed beams, and original floorboards. A third room, which could serve as a bedroom or study, includes a vaulted ceiling with exposed beams and dual aspect windows.

The main bathroom is finished to a high standard, with dual aspect windows, vaulted ceiling, exposed beams and chimney breast, a freestanding contemporary bath with chrome shower tap, a double shower cubicle with rainforest and personal shower heads, a wash basin with cupboard beneath, a low-flush WC, and a heated chrome towel rail.

A further staircase leads to the second-floor landing, featuring a Velux window and more original stripped floorboards. Bedroom four benefits from a front-facing window, exposed beams, and floorboards, along with an en-suite shower room that includes a shower cubicle, wash basin with storage, low-flush WC, and a heated chrome towel rail. A fifth bedroom, also with a front-facing window, continues the character theme with original floorboards and exposed beams.

#### Outside

Externally, the property enjoys a generous garden ideal for relaxing and entertaining. A gated driveway provides off-road parking and leads to a garage and workshop, offering additional space for storage.





### Location

Thorpe Langton is one of the most sought after village locations within Leicestershire, its popularity derived not only from the quality of housing stock but also the attractive south-east Leicestershire countryside, access to Market Harborough and its mainline railway station with links to London St Pancras in just under an hour, popular local schooling in both the state and private sectors in particularly Church Langton primary school and a strong sense of community throughout the Langton villages. The village also boasts one of the area's most highly regarded public houses/restaurants. The nearby market town of Market Harborough provides an extensive range of niche shopping and leisure opportunities.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Listed Status:** Grade II Listed. Listing number 1061438

**Conservation Area:** No

**Tax Band:** F

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

**Broadband delivered to the property:** FTTC

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** Yes

**Flooding issues in the last 5 years:** No

**Accessibility:** Over three storeys. No modifications

**Planning issues:** None which our clients are aware of

**Satnav Information:** The property's postcode is LE16 7TS , and house name Barley Mow











## Barley Mow, Thorpe Langton, Market Harborough, LE16

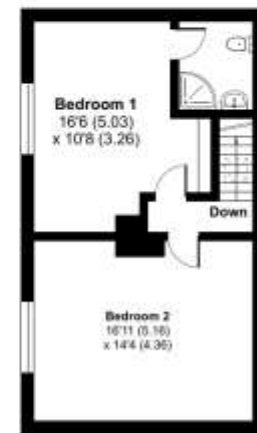
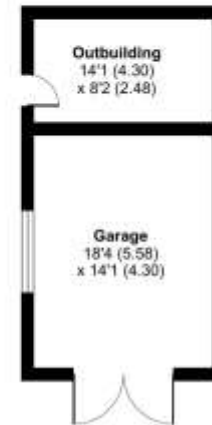
Approximate Area = 2259 sq ft / 209.8 sq m

Garage = 258 sq ft / 23.9 sq m

Outbuilding = 115 sq ft / 10.6 sq m

Total = 2632 sq ft / 244.3 sq m

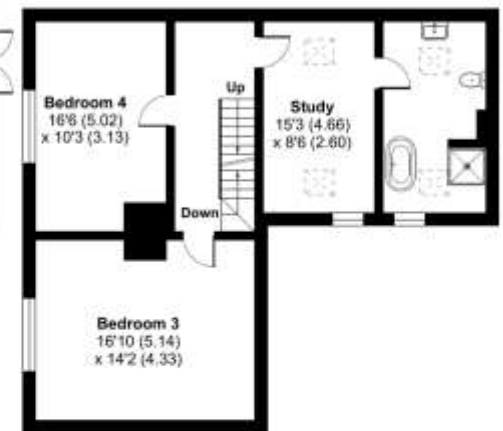
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2025. Produced for James Sellicks Estate Agents. REF: 1307126



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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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