



Barn Owl House
Nevill Holt | Leicestershire | LE16

KEY FEATURES

- A Stone-Built Period Home with Far Reaching Views of the Welland Valley
- Edge of Hamlet Location, Refurbished and Extended by Present Owners
- Hallway, Reception Room, Snug, Games Room or Dining Room and WC
- Open Plan Kitchen/Diner with Glazed Extension and Bi Fold Doors onto Garden
- Rear Entrance Hall, Boot Room, Utility Room, Storage Cupboard and WC
- Five Generous Double Bedrooms, Three En Suites, Family Bathroom and Study
- Attached Two Open Parking Bays and Ample Off-Road Gravel Parking
- Two Stables, Ground and First Floor Storages and a Modern Office Hub
- Approximately 1.2 Acre Plot (stms), Mainly Laid to Law With a Small Spinney
- Attractive Internal Courtyard Garden and Patio Terrace Overlooking Countryside
- Total Accommodation Extends to Approximately 4522 Sq. Ft.



Excellent road access to popular cities and towns:

- 6.4 miles to Uppingham
- 9.5 miles to Market Harborough
- 7.7 miles to Corby
- 12.1 miles to Oakham
- 12.8 miles to Kettering
- 18 miles to Stamford
- 20.4 miles to Leicester



A selection of independent schools are within easy reach:

- Uppingham School – 6.2 miles (14 min)
- Oakham School – 12.2 miles (23 min)
- Leicester Grammar School – 17.8 miles (30 min)
- Oundle School – 18.9 miles (35 min)
- Stamford Schools – 19.6 miles (34 min)



A number of train stations offer direct rail links to London with the journey time of approximately an hour.

- Market Harborough (8.9 miles) to London St Pancras
- Corby (7.7 miles) to London St Pancras
- Kettering (12.9 miles) to London St Pancras
- Leicester (19.7 miles) to London St Pancras
- Peterborough (28.1 miles) London to Kings Cross



Excellent road access to popular cities and towns:

- East Midlands Airport – 43 miles (1h 2 min)
- Birmingham Airport – 52.9 miles (1h 4 min)
- London Luton Airport – 65.2 miles (1h 21 min)
- London Stansted Airport – 78.3 miles (1h 29 min)





Tucked away in the Leicestershire hamlet of Nevill Holt is a spectacular stone-built home with sublime views of tranquil, rolling countryside. A barn carefully converted and extended into the perfect space for family living, on the ground floor the dwelling boasts a delightful blend of the old and modern across its entrance hall, games room, snug, sitting room, kitchen diner, boot room, utility room and two WCs, while the first floor offers five bedrooms – three of which have en-suites and one is utilised as a study – and bathroom. The abode also usefully benefits from attached garages, storage rooms, and stables, as well as a separate modern office, an expansive but low-maintenance garden, a paddock adjoining a beautiful coppice of trees, a children’s play area, and an internal courtyard. From the property’s peaceful position, a stone’s throw from the Nevill Holt Opera, there is easy access to pretty villages such as Medbourne as well as the towns of Market Harborough (with its main line train station into London in an hour), Corby, and Uppingham, all offering a wealth of amenities.





Welcome to Barn Owl House

With a prime position overlooking idyllic countryside, spacious rooms, and a splendid mix of original and contemporary features, Barn Owl House was originally part of the Nevill Holt estate that dates back to the thirteenth century. Transformed over its lifetime, the dwelling was converted from a barn before being extended to create the house that stands today.

The current owners were instantly drawn to the home upon seeing it for the first time. "We fell in love with it from the moment we got out of the car," they said. "The position is so special, the view is outstanding, and the property itself has a lovely feeling to it. It is just ideal for family life." Since purchasing the abode, they have continued its thoughtful evolution, remodelling the kitchen, including incorporating a stunning, large island, adding an orangery with sliding doors that "literally brings the outside in," replacing all the windows, carpets, a bathroom, and redecorating throughout to create a property that cleverly blends its historic and more modern halves.

The home has lent itself particularly well to entertaining, with the owners noting it has been "wonderful for parties, whether hosting 50 people in the kitchen for Christmas drinks or organising kids parties with inflatables in the garden and an ice cream van on the drive." They added: "It's a social house but the layout also means it just envelopes you in its arms, making it a very cosy house so that even if you are there on your own you still feel at home and safe."





Take a tour

Part of a hamlet of around 10 properties, Barn Owl House holds a serene setting that enjoys the perfect balance of no passing traffic whilst still being able to reach the centre of nearby towns in 15 minutes. Turning on to the dwelling's driveway, one immediately feels its welcoming nature. "It is such a pretty and friendly house," the owners shared. "To us it's like a cottage on a very large scale." Pulling in and sneaking around the side of the property, the view opens up to an unobstructed, picturesque landscape.

Stepping into the light and bright home, one begins in the spacious entrance hall, from which you can see straight through to and access the internal courtyard, with its olive tree — a lovely sun trap all the year round. With a combination of tiled and

wooden flooring and painted in Farrow & Ball's 'Setting Plaster', the hall instantly exudes a warm aura and introduces you to the soothing decorative palette found throughout the house via Farrow & Ball neutrals and soft pops of colour. To the right of the front door is a WC, followed by a games room with a large log-burning inglenook fireplace, original beams, and open brickwork, which could also lend itself as a formal dining room if desired.

Crossing back over the entrance hall a snug is discovered with a door to the internal courtyard, attractive truss, and unique, painted brick feature wall, with plenty of spots for trinkets and photos, surrounding a log-burner. The owners believe this space used to host an old bread oven many years ago!



The sitting room is next with its classic, cosy, open fire, beam, built-in bookshelves and storage, and two sets of bi-fold doors opening out to the garden. From here, the kitchen diner is accessed with its fresh, modern look that wonderfully maintains a splash of traditional ambience thanks to handcrafted wooden kitchen cabinets, a Belfast sink and Bertazzoni oven, above which a beam runs overhead. Worth noting are the stunning, vintage, antique mirror tiles behind the oven, acting as a splashback, and adding extra visual intrigue to the room.

Alongside ample worktop space, the huge island is a treat for both eager cooks and those who appreciate social kitchens thanks to its bar seating. With handy plug sockets integrated, the island also features the biggest size of its worktop that can be purchased in one piece. Flowing into the orangery, which floods the room with light, a dining area is accompanied by skylights, a touch of exposed stone, and sliding doors that bring the glorious outside vista in. The owners shared: "We love cooking and entertaining and the kitchen is perfect for that. With the addition of the orangery, it is just brilliant. You can have kids whizzing around the island while everyone can still sit at the table and have a nice time." Connecting to the kitchen, and completing the ground floor, is a boot room, utility room, and further WC. "We have four dogs and have had horses in the past, so this area acts like our day-to-day entrance," the owners said; a fitting spot to kick off shoes and wipe off muddy paws.





Returning to the entrance hall, a staircase winds up to the first floor's landing. Initially one can find a study, featuring a sink and cupboard, that could suit a nursery, while to the left, up a few steps, is a charming bathroom with a four piece suite, across from what is currently a spare bedroom, followed by "the best pre-teen bedroom!" Indeed, the space stretches over the garage to present two sections, beginning with a

sitting room which is divided by a small wall from the bed and everything past it. There are also beams, exposed stone and a slat ceiling to admire. Wandering back to the landing to explore the remainder of the first floor, a further trio of bedrooms await. The first, with soft green walls, is a large bedroom for the owners' son, with fitted wardrobes, a high ceiling, beams, a fantastic view over the garden, and a four

piece en-suite. The second, in a calming blue, is currently another spare bedroom, with a three piece en-suite that has recently been replaced. The final bedroom is the capacious master with fitted wardrobes, a four piece en-suite, and relaxing views from bed over the garden — an ideal way to wake up every morning.







Additionally connected to the house is a double-bay garage, storage room plumbed with an outside washing machine, and two stables which the owners have used for ponies in the past. The abode also presents a modern, separate office and further storage. Touring the garden at the rural retreat, one will see an expansive lawn offering plenty of space for children and pets to run around on, ending in a ha-ha. This leads on to the paddock, neighbouring a coppice of trees, and the blissful countryside beyond. While the low-maintenance garden is mainly laid to lawn, work has recently been completed to plant a bed of shade-bearing plants and shrubs accompanied by a winding path from the top of the garden gate down into the woods. The haven also holds a children's play area, which is hedged off and wood chipped, and a large patio.





In the area

Set within a picturesque, culturally rich hamlet, Barn Owl House strikes the ideal balance of relaxing, rural living and convenient access to bustling towns. Holding an elevated position above the Welland Valley village of Medbourne, there are myriad amenities close by including the highly regarded Nevill Arms pub, a local shop and post office, sports clubs, a village hall and church. The present owners of Barn Owl House further enjoy the plethora of other villages nearby, such as walking to Great Easton on the weekend to delight in “the best almond croissants” in a lovely cafe. Surrounded by splendourous, rolling countryside, they added: “The walks all around here are spectacular.”

The property is a stone’s throw from Nevill Holt Opera on the historic Nevill Holt estate, which the home was once part of. Standing on a hilltop with panoramic views of the Leicestershire countryside, each year the estate welcomes a festival of internationally renowned artists and audiences to its award-winning theatre, beautiful gardens and collection of art and sculpture. Building upon a decade of opera performances, the festival also showcases classical music, theatre, art, jazz, and contemporary music, alongside conversations with leading novelists, historians, broadcasters and artists.





The home is under 15 minutes' drive from Market Harborough, with its train station taking you to London St Pancras in an hour and the town providing plenty to experience itself amongst its shops, bars, restaurants, cafes, supermarkets, cinema, theatre and sports and leisure opportunities. Corby is also only 15 minutes away, as is the popular Rutland market town of Uppingham, while further attractions include Rockingham Castle, Eyebrook reservoir, Welland Valley Vineyard, and Rutland Water, as well as a wealth of other historic halls, country parks and thriving towns. Plenty of exceptional schools are in close reach too, with renowned schools in Uppingham, Oakham, Oundle, Stamford, and Great Glen, as well as nearby village primary schools.

Noting that they will miss Barn Owl House dearly, the owners concluded: "It is one of the most special homes that we have ever come across. The position of it and the views are just spectacular; whoever buys the property is going to fall in love with it and where it is. It's a proper family home, and a proper family environment."

LOCATION



Approx. Gross Internal Floor Area
Main House = 4522 sq. ft / 420.16 sq. m
Garages/Outbuilding = 1600 sq. ft / 148.64 sq. m
Total = 6122 sq. ft / 568.80 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 G
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



LOCAL AUTHORITY: Harborough District Council

SERVICES: Mains Electricity and Water, Septic Tank (shared by 3 properties) and Oil Fired Central Heating

Council Tax Band: G

TENURE: Freehold

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