



**The Old School 1 New Causeway,
Barkstone-le-Vale, Leicestershire, NG13
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Guide Price £850,000
Tel: 01949 836678

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We have pleasure in offering to the market this stunning conversion of a former period school house occupying a prominent corner plot within the village, thoughtfully designed and reconfigured to create a truly unique, well proportioned home that combines both traditional and contemporary elements.

The property offers a wealth of accommodation lying in the region of 3,200 sq.ft. offering five potential bedrooms, three main receptions and 4 bath/shower rooms, every room having its own individuality.

The property oozes character with its attractive brick elevations beneath a tiled roof with central former clock tower and anthracite finish double glazed windows.

Behind this attractive facade is versatile living which begins with an impressive central hallway with full height vaulted ceiling, exposed brick chimney breast with inset stove and contemporary glass balustrade staircase. The main receptions are of excellent proportions, the sitting room offering a part vaulted ceiling exposing the full height gable end, being flooded with light and benefitting from a south to westerly aspect. The dining room boasts windows to three elevations as well as access out into an enclosed front garden. The heart of the home is likely to become the open plan living/dining kitchen being tastefully appointed with a range of units and integrated appliances, having attractive granite preparation surfaces and a central island unit. The living area of the kitchen has bifold doors out into the garden. Leading off the inner hallway at the rear is a further versatile reception with a galleried room above which, potentially, could provide a fifth bedroom or, alternatively, this area makes an excellent annexe style space utilising its adjacent shower room.

In addition, to the ground floor, there are two ground floor cloak rooms and a utility. An attractive staircase rises to a stunning galleried first floor landing and, in turn, four double bedrooms, two of which benefit from ensuite facilities, with a particularly impressive master and second suite, both of which offer delightful, full height, vaulted ceilings. In addition there is a family bath/shower room.

The property benefits from under floor heating to the ground floor, upstairs bathroom and ensembles, has relatively neutral decoration throughout and overall is an excellent family home.

As well as the internal accommodation the property occupies a pleasant, relatively manageable plot, with a good level of off road parking and an enclosed garden to the front and side with an additional piece of garden rented off the adjacent property (further details regarding this available upon request).

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

BARKESTONE LE VALE

Barkestone Le Vale lies in the Vale of Belvoir and there is a well regarded primary school in the adjacent village of Redmile with further schools in Bottesford together with shops, doctors surgeries, public houses and restaurants. The village has Fast Fibre Broadband and is conveniently placed for travelling on the A52 and A46 with road links to A1 and M1. The market towns of Melton Mowbray, Grantham and Bingham provide further amenities and from Grantham there is a high speed train to King's Cross in just over an hour.

On 22nd August 2024 the owners advised us that school buses for the Priory Belvoir Academy and both the Grantham grammar schools run from outside the property. Please note that this may be subject to change.

AN ATTRACTIVE TIMBER ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENTRANCE PORCH

5'9" x 3'3" (1.75m x 0.99m)

Having initial inset bristle mat leading onto a limestone tiled floor, inset downlighters to the ceiling.

Further stripped pine doors lead to:

CLOAKS CUPBOARD

4'9" x 3'3" (1.45m x 0.99m)

Having continuation of the limestone tiled floor and double glazed window to the front.

GROUND FLOOR CLOAK ROOM

3'9" x 2'8" (1.14m x 0.81m)

Having a traditional style two piece heritage suite comprising close coupled WC and pedestal washbasin with attractive period style tiled splash backs, continuation of the limestone tiled floor and double glazed window to the front.

RETURNING TO THE INITIAL ENTRANCE PORCH AN OPEN DOORWAY LEADS THROUGH INTO:

MAIN ENTRANCE HALL

16'9" x 13'4" (5.11m x 4.06m)



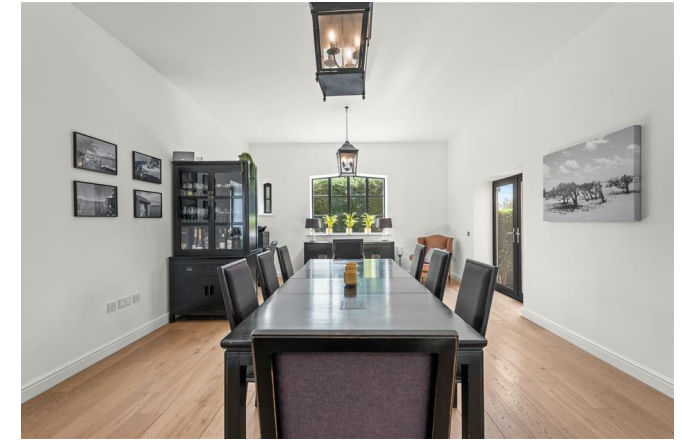
A well proportioned central space which affords a superb aspect up to the galleried landing above, having high vaulted ceiling and inset conservation skylights. A further delightful feature of the room is a exposed brick, full height, chimney breast with raised brick hearth and inset solid fuel stove, the room also having continuation of the limestone flooring, an attractive open tread turning staircase with glass panels rising to the first floor galleried landing above. In addition there is a built in drawer unit providing useful storage space.

A pair of crittall effect doors lead through into:



DINING ROOM

22'6" x 15'6" (6.86m x 4.72m)



A stunning, light and airy space benefitting from windows to three elevations, having high ceiling, deep skirting, attractive oak flooring, double glazed windows and French doors leading out into the side garden.

RETURNING TO THE MAIN ENTRANCE HALL FURTHER DOORS LEAD TO:



SITTING ROOM

27'3" x 15'8" (8.31m x 4.78m)



A further well proportioned room benefitting from a dual aspect with double glazed windows to the side and French doors into the garden. The room having the impressive feature of part full height vaulted ceiling with exposed timbers and beautiful crittall effect double glazed windows with stone mullion surround flooding this area with light. In addition the room has attractive oak flooring and chimney breast with slate hearth, inset log effect gas stove and alcoves to the side.



OPEN PLAN DINING KITCHEN

27'5" x 14'2" (8.36m x 4.32m)



A fantastic, well proportioned, open plan, light and airy space having windows to two elevations and a run of bifold doors out onto the garden. The kitchen is large enough to accommodate both a living and dining area which is open plan to the kitchen. The kitchen is tastefully appointed with a generous range of units finished in heritage style colours with attractive granite preparation surfaces, undermounted Villeroy & Boch twin bowl Belfast style sink with brushed metal swan neck mixer tap, central island unit providing breakfast bar area and additional

storage, Rangemaster stove, alcove designed for American style fridge freezer with wine rack above, limestone tiled flooring and inset downlighters to the ceiling.

A further door leads through into:





UTILITY ROOM

4'10" x 6'7" (1.47m x 2.01m)

Having fitted units which complement the main kitchen, two runs of preparation surface, one with undermounted sink unit with brush metal swan neck mixer tap, plumbing for washing machine, space for tumble drier and limestone tiled floor.

RETURNING TO THE KITCHEN A FURTHER DOOR LEADS THROUGH INTO:

INNER HALLWAY

10'10" x 3'6" (3.30m x 1.07m)

A useful space providing cloaks hanging and having access out into the garden.

A further door lead through into:

GROUND FLOOR SHOWER/CLOAK ROOM

10'9" x 4'4" min (6'3" max into shower enclosure) (3.28m x 1.32m min (1.91m max into shower enclosure)



An L shaped room having a suite comprising contemporary shower enclosure with glass screen and wall mounted shower mixer with handset over, close coupled WC and pedestal washbasin with tiled splash backs and flooring, contemporary towel radiator and double glazed window.

RETURNING TO THE INNER HALLWAY A FURTHER RECLAIMED STRIPPED PINE DOOR LEADS THROUGH INTO:

FAMILY ROOM

15'5" x 11'4" (4.70m x 3.45m)



A versatile space having aspect into the garden and a staircase rising to a first floor room above which, combined with the adjacent shower room, could offer potential for annexe style facilities for dependent relatives or teenagers. This space would also make an excellent home office area, tucked away from the main accommodation. The room having spindle balustrade staircase with alcove beneath, integrated low level cupboards with work surface over and shelved units and two double glazed windows.

The staircase rises to:

FIRST FLOOR GALLERIED ROOM (BEDROOM 5)

11'7" x 10'5" (3.53m x 3.18m)



Providing a further versatile area which, again, would make an excellent office space or snug, having pitched ceiling, inset conservation skylight, central heating radiator and double glazed windows to two elevations.

RETURNING TO THE MAIN ENTRANCE HALL AN ATTRACTIVE, CONTEMPORARY, OPEN TREAD STAIRCASE RISES TO:

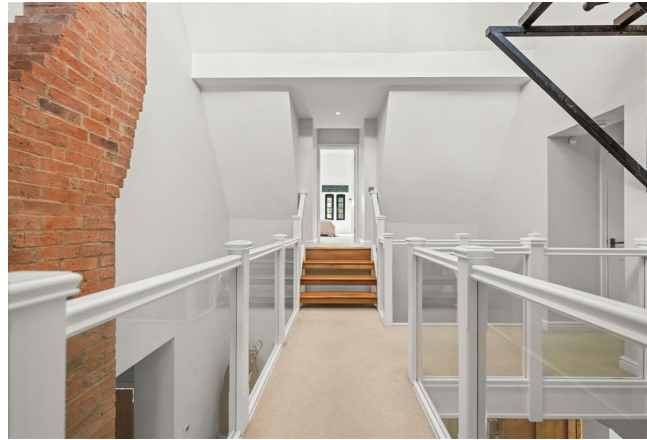
FIRST FLOOR GALLERIED LANDING



A stunning first floor galleried landing having glass balustrade, high vaulted ceiling, built in airing cupboard

housing pressurised hot water system, inset conservation skylights and the original clock mechanism providing an interesting and unique feature.

Further doors lead to:



BEDROOM 1

22'3" max x 16'5" max (6.78m max x 5.00m max)



A stunning master suite offering a n impressive, well proportioned space with high, part vaulted ceiling, conservation skylights to two elevations and attractive double glazed windows to the front. two central heating radiators and a useful alcove ideal for free standing

furniture.

A further door leads through into:



ENSUITE SHOWER ROOM

9'2" x 6'9" (2.79m x 2.06m)



A well proportioned, tastefully appointed space having a modern suite with traditional elements comprising integrated vanity unit, WC with concealed cistern, separate vanity area with Pozzi Ginori double width washbasin with twin wall mounted taps and splash backs, large walk in shower wet area with both independent handset and rainwater rose over, contemporary towel radiator and pitched ceiling with inset conservation skylight.

BEDROOM 2

14' x 15'6" (4.27m x 4.72m)



A well proportioned double bedroom benefitting from ensuite facilities and having the unique feature of a high vaulted ceiling with exposed timbers and near full height glazed internal elevation which looks through into the vaulted area of the sitting room creating a really stunning focal point. In addition the room having conservation skylights to both the front and rear and two central heating radiators.

A further door leads through into:



ENSUITE SHOWER ROOM

8'8" x 4'11" (2.64m x 1.50m)



Tastefully appointed with a contemporary suite comprising large shower wet area with glass screen and wall mounted shower handset and further rainwater rose over, wall hung WC with concealed cistern and half pedestal washbasin with chrome mixer tap and tumbled marble tiled splash backs, contemporary towel radiator and part pitched ceiling with inset conservation skylight.

RETURNING TO THE GALLERIED LANDING AN OPEN DOORWAY LEADS THROUGH INTO:

INNER LANDING

17'5" x 3'3" (5.31m x 0.99m)

Having central heating radiator, inset skylight to the ceiling and two double glazed windows to the side.

Further doors leading to:

BEDROOM 3

16' x 14'2" (4.88m x 4.32m)



A well proportioned double bedroom having attractive part pitched ceiling, central heating radiator, two double glazed windows and conservation skylight.

BEDROOM 4

12'10" x 10'10" max (3.91m x 3.30m max)

A further double bedroom having windows to two elevations and central heating radiator.

BATH/SHOWER ROOM

10'8" x 7' (3.25m x 2.13m)



Tastefully appointed with a modern but traditional style suite comprising double ended, roll top, free standing bath with centrally mounted chrome mixer tap and integral shower handset, separate walk in shower wet area with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, a further two piece heritage style suite comprising close coupled WC and pedestal washbasin with chrome taps and mosaic tiled splash backs, contemporary towel radiator and double glazed window to the side.



EXTERIOR



The property occupies a corner plot within this Vale of Belvoir village, set back behind a walled frontage with initial block set driveway leading onto a larger stone chipping driveway which provides a considerable level of off road parking, having borders to the front of the house, an electric car charging point and access to the front door. A timber courtesy gate gives access into the main garden being mainly laid to lawn with an initial paved terrace which links back into the living area of the kitchen and a large built in storage shed. The main garden in turn then leads to an additional garden area which is lawned with an additional paved area and enclosed by feather edge board fencing. To the south westerly side of the property is a further enclosed, lawned garden, bordered by box hedging and brick walls providing a further an additional outdoor space which links back, via French doors, into the sitting room. Directly to the rear of the property is a small paved access which in turn leads to a useful storage area.







from the neighbouring property (further details can be provided), which the Vendors are in the process of purchasing.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>

COUNCIL TAX BAND

Melton Borough Council - Band F

TENURE

Freehold

ADDITIONAL NOTE

In 2018 planning permission was obtained for a garage with study over. Details can be found in Melton Borough Council's planning portal under reference 18/01083/FULHH.

The additional portion of the rear garden is currently leased



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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