



OWL BARN

LOWER LEESTHORPE



In the heart of the peaceful hamlet of Lower Leesthorpe, a restful roost awaits, at Owl Barn. Originally part of a working farm dating back to the 1870s, Owl Barn - more recently creatively reimagined - is a home in tune with modern life, while still honouring its agricultural past.



WELCOME HOME

Set beyond wooden gates, with parking available outside, a golden gravel pathway leads alongside the deep green front lawn, bordered by floral blooms, to slate steps approaching the front door.

Warm shades adorn the entrance hall, where stairs lead up to the right, and wings stretch out to both sides. Underfloor heating emanates a warm welcome from beneath the polished stone tiles upon arrival home.

Stash coats and shoes in a quirky curved cloakroom area, residing in what was once the spiral staircase.

IMPRESSIONABLE LIVING

Showstopping in its scope and style, from the entrance hall, the open plan kitchen-dining-living room reveals itself. The heart of the home, the vaulted ceiling reaches high up above, interlaced with exposed beams and high Velux windows showering light down onto the granite-topped cabinetry and central island of the kitchen.

Picture windows and French doors sit within the exposed brickwork of the walls, offering instant access out from the dining table to the outdoor terrace when the warmer weather invites al fresco dining. A room made for bucks fizz on Christmas mornings, followed by dinner with all the trimmings, there is abundant space to gather.



Dressed in a country lichen grey palette to the walls, with wooden flooring underfoot, the modern log-burning stove infuses warmth. A wealth of white cabinetry provides plenty of storage, also accommodating built-in appliances such as fridge, freezer, ovens, dishwasher and Smeg induction hob.

Tucked off the entrance hall, a well-equipped laundry room keeps the sociable kitchen chore and clutter free.



ANNEXE POTENTIAL

Beyond the kitchen lies the sitting room, warmed by a wood-burning stove, and again drenched in daylight with windows to the sides and within the vaulted ceiling above. Built-in book shelving and exposed beams add to the quiet comfort of this relaxing room, while French doors retain a connection to the garden.

A further reception room, replete with log-burning stove, French doors and shelving is ideal as a library, office or snug. Connecting through to the current principal suite, this whole corner of the home offers exciting potential as a separate annexe, perhaps for relatives or even an au pair.

Served by a sleek shower room, elegantly tiled, this bedroom features its own dressing room and offers instant access out to the glorious garden through French doors, offering a tranquil retreat from the rest of the home.





SCOPE AND VERSATILITY

Back in the main entrance, stairs lead up to the only room on the upper level. Currently serving as a second sitting room, light streams in through a series of high Veluxes and windows, offering elevated views out over the countryside. Peaceful and perfectly private, and served by its own shower room, this space could also serve as a peaceful bedroom suite.



SLEEP SOUNDLY

With bedrooms offering peace and privacy at either end of the home, Owl Barn offers natural scope for multigenerational living, guest independence, or a self-contained annexe.

Sitting beneath a vaulted ceiling off the brightly lit hallway, the first bedroom at this end of the home is a characterful double.



To the end of the horseshoe, the current guest bedroom is a light and peaceful sanctuary featuring a vaulted beam-laden ceiling with original winch feature, barn hooks and exposed brick walls; served by a shower room en suite and dressing room, this is an indulgent space. There is also the potential to serve as the principal, should you choose to reconfigure the current principal suite into a private annexe combining it with the neighbouring sitting room and study: the layout of Owl Barn can be feathered to suit the changing seasons of life.

Beneath treacle toned beams, another bedroom awaits on the left, airy and light beneath a soaring ceiling, with far reaching views out over the countryside.

Elegance is at the heart of this home, with a refined shower room adjacent, featuring a freestanding wash basin, with shelving for towels beneath.

Light is harnessed by the multitude of windows that feature prominently throughout the home – from full height glazing along the hallways to industrial style high apertures in the atmospheric, high-ceilinged bedrooms.

BATHROOM BLISS

Alongside the chic design of the shower room, relaxation beckons in the classically styled bathroom, where a roll top, claw foot bathtub with wall mounted tap sits beneath sconce lighting, and pairs with a traditional pull-flush lavatory.

Muted tones pervade throughout, from soft greys to latte neutrals seen in the fourth of the guest bedrooms, which neighbours the bathroom and showcases the handsome barn beams which epitomise Owl Barn.





COUNTRY GARDEN ESCAPES

Lovingly tended borders brimming with seasonal planting line the artificial lawn and gravel pathway to the front of Owl Barn, while the landscaping continues around the side, where another lawned area sits within richly layered floral borders brimming with colour and scent.

Soak up the sights and fragrance from the paved terrace, readily accessed from the main family living space, while borders of slate chippings lead to the side, beneath a pergola primed for dining beneath where a red brick terrace opens up privately from the principal suite. Beyond, step up to a sheltered barbecue area with outdoor kitchen.



THE FINER DETAILS

Freehold
Detached
Dates to c. 1870
Converted to residential in 2010, further alterations made in 2024
Plot approx. 0.2 acres
Oil central heating
Mains electricity and water
Septic tank
Melton Borough Council, tax band G
EPC rating D

Ground Floor: approx. 252.5 sq. metres (2,717.9 sq. feet)
First Floor: approx. 27.6 sq. metres (296.8 sq. feet)
Total Home: approx. 280.1 sq. metres (3,014.7 sq. feet)



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OUT AND ABOUT

Step outside and explore the tranquil hamlet of Lower Leesthorpe, enveloped by fields and hedgerows yet nestled conveniently south of the A606 between Melton Mowbray and Oakham.

Explore the footpaths close by, or head into the nearby town of Melton Mowbray, with its historic market square, independent cafés and renowned pork pies.

Less than a 20 minute drive away lies Twinlakes Family Theme Park, ideal for days out offering rides, animal encounters, a falconry centre, miniature village and water play.

Well-regarded local schools include Somerby and Great Dalby primaries, with secondary options, including fine independent establishments, in Melton and Oakham.

Owl Barn, a flexible family home which will grow and adapt with your family's needs, offers a peaceful rural retreat, with Melton Mowbray and Oakham's culinary and cultural charms minutes away, plus family-friendly attractions and quintessential countryside experiences all within easy reach.

LOCAL DISTANCES

- Melton Mowbray 4.2 miles (10 minutes)
- Oakham 6.3 miles (13 minutes)
- Stamford 17 miles (30 minutes)
- Grantham 20 miles (36 minutes)
- Leicester 20 miles (39 minutes)





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