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ESTATE AGENTS



**“Country Retreat!”**







The Green  
Lubenham  
LE16 9TD





## “Country Retreat”

Neatly tucked away up a quiet country lane in the pretty and popular village of Lubenham, this impressive barn conversion has been beautifully converted to capture the best of the original features, while boasting generous proportions throughout, four bedrooms, a spacious kitchen/breakfast room and two beautiful gardens!







## Property Highlights

The original barn dates back from the late 19th century with the other buildings added later. An impressive conversion was completed in 1995 when the current owners moved in. The property has retained many of its period features with mixtures of exposed brick and original timber beams, arched windows and doors, and the added glass bottles in a diamond shape embedded in the walls.

Entrance through the stunning arched brick walls with double doors opening into the impressively proportioned reception hall featuring engineered oak flooring, beautiful vaulted ceilings with period exposed beams, stairs flowing up to the first-floor landing, a door out to the sunny courtyard and steps lead down to the living room.

Beautifully presented and spacious living room boasting a dual aspect with windows to the rear courtyard and French doors out to the patio area, flooding the space with ample natural light. A solid brick, inglenook fireplace takes centre stage, with large log burner for those cold evenings.

Formal dining room with two brick arched windows overlooking the rear courtyard and French doors opening out to the front elevation. Exposed beams dominate the eye line with the original timber window and boarding from when the property was a barn. A guest WC leads from the dining room with a white two-piece suite.





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Outstanding kitchen/breakfast room spanning an impressive 20 feet in length with exposed beams and supports, doors out to the front from the breakfast area and two French doors out to the courtyard from the kitchen area. A contemporary log burner sits in the corner adding a further focal point to the room.

The kitchen comprises a host of solid pine eye and base level fitted units, solid oak work surfaces, a Belfast sink, a Smeg cooker with a six-ring gas hob, an integrated fridge and freezer, and space for a washing machine and dishwasher to be neatly tucked away behind the kitchen cupboard door.

Stairs flow up from the reception hall to the bedrooms, with three situated on the first floor and stairs lead up to the second floor where the master suite is situated.

Bedrooms two and three on the first floor both benefit from being double in size with large full-length windows injecting an abundance of natural light. The second bedroom, with a fully opening electric blind, also offers pretty views out over the garden and benefits from a large, fitted wardrobe.

The fourth bedroom is currently utilised as a study, perfect for those working from home.





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Family bathroom comprising tiled flooring, a chrome heated towel rail, ceramic tiled walls and a white four-piece suite to include a low-level WC, a bidet, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over. A diamond shaped window adds a postcard view out over the stunning garden.

The master suite occupies the top floor, with timber beams and trusses exposing the history of the building. Two Velux windows inject natural light and there is eaves storage on either side. The en suite shower room comprising tiled flooring, ceramic tiled walls, a low-level WC, a pedestal wash hand basin and a shower enclosure with a fitted shower over.

Detached double garage with two double doors, a rear personnel door and benefitting from water, power and light.







## Outside

The property boasts an enviable position situated up a quiet country lane toward the edge of the village. A block paved driveway sweeps up from the road with off road parking for four to five cars, and two further spaces in the garage if required. A paved path flows down to the front door, lined on both sides by trees and a beautiful, planted border giving a sense of tranquillity. To the left-hand side is an additional parcel of land, utilised as a fantastic garden space with planted trees and a hedgerow border. Situated in front of the impressive living room is a paved patio area, perfectly positioned to sit out and entertain with friends and family. Timber steps lead up, with planted borders on either side with a wealth of mature shrubbery, to a well-maintained lawn area. The path that flows to the front door also leads into to the rear door of the garage and gated access for pedestrians to the road. Leading from the rear doors is the impressive courtyard, with a raised brick patio, perfectly positioned to capture the best of the south-west facing sun. The gravelled courtyard boasts two circular planters with a mixture of trees, shrubs and lavender, and a high-level brick wall provides privacy from the neighbour.



## Measurements

Living Room -  
8.33m x 6.22m (27'4" x 20'5") max

Reception Hall -  
4.19m x 3.45m (13'9" x 11'4")

Dining Room -  
56.49m x 3.43m (185'4" x 11'3")

Kitchen -  
6.2m x 3.89m (20'4" x 12'9")

Breakfast Room -  
3.94m x 3.45m (12'11" x 11'4")

WC - 2  
.39m x 1.07m (7'10" x 3'6")

Main Bedroom -  
5.89m x 3m (19'4" x 9'10") max

En Suite -  
2.34m x 2.03m (7'8" x 6'8")

Bedroom Two -  
4.27m x 3.23m (14'0" x 10'7") max

Bedroom Three -  
4.04m x 2.51m (13'3" x 8'3")

Bedroom Four -  
2.77m x 2.29m (9'1" x 7'6") max

Bathroom -  
3.2m x 1.78m (10'6" x 5'10")

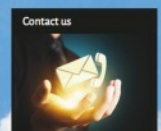
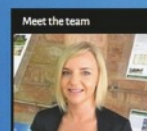


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