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Barton Road
Barlestone

- Beautiful Grade II listed Georgian residence
- Sympathetically renovated throughout
- Original period features throughout
- Three elegant reception rooms
- Garden room with underfloor heating
- Five bedrooms one including an en suite
- Magnificent polished nickel roll-top slipper bath
- Mature gardens with ornamental pond
- EPC Rating D / Council Tax Band G / Freehold

Dating back to the late 1700s, The Old Vicarage is a beautiful Grade II listed Georgian residence occupying a private plot of approximately 1.2 acres in the sought-after village of Barlestone. Approached through electric wrought iron gates and along a sweeping, tree-lined driveway, the property has been sympathetically renovated and updated in recent years, retaining its original character while introducing contemporary comforts. Its attractive white-rendered façade, traditional sash windows and wealth of period features provide a fitting introduction to this substantial and distinctive home.

The accommodation combines elegant reception rooms, a well-appointed kitchen and five bedrooms, with flexibility throughout to suit family life. Original features include herringbone parquet flooring, ornate fireplaces and an intriguing historic well, now displayed beneath toughened glass in the garden room. Beyond the house, the grounds offer beautifully established gardens, extensive parking and a collection of original outbuildings, including a former Church Hall with potential for alternative use, subject to the necessary consents.

Set within approximately 1.2 acres of mature grounds, the property enjoys a high degree of privacy, with sweeping lawns, established trees, planted borders and an ornamental pond. The village of Barlestone offers a range of everyday amenities, while the nearby market town of Market Bosworth provides further facilities and schooling options. With countryside walks and country parks close by, alongside road connections to the wider Midlands, The Old Vicarage offers a rare combination of period character, generous grounds and village convenience.













Accommodation:

The accommodation opens into an impressive entrance hallway, providing access to three beautifully proportioned reception rooms, each displaying its own distinctive character and period charm.

Currently arranged as a study, the former formal dining room features exquisite original herringbone parquet flooring and a log-burning stove, creating a warm and inviting atmosphere. The elegant dual-aspect drawing room is distinguished by a magnificent Louis XV marble fireplace, while south facing French doors open directly onto the gardens, allowing natural light to flood the room and creating a seamless connection between the house and its beautiful surroundings.

A separate sitting room offers an additional, versatile reception space, with period architectural detailing and timeless elegance continuing throughout.

The spacious kitchen has been thoughtfully updated, with granite worktops and quality appliances, and connects to a delightful garden room featuring underfloor heating. Beneath toughened glass, an original well provides a fascinating reminder of the property's history. Two utility rooms offer valuable additional practicality, with scope to accommodate a variety of household needs.

An elegant original staircase rises to a generous first floor landing, providing access to five beautifully proportioned bedrooms, one of which is currently appointed as a dressing room and can readily be reinstated as a fifth bedroom.

The principal bedroom benefits from its own en suite facilities, while the remaining bedrooms are served by a separate shower room on the ground floor and a spacious family bathroom. The latter is particularly impressive, featuring a magnificent polished nickel, double ended, roll-top slipper bath, complemented by period style fittings throughout, creating a wonderfully indulgent setting in which to relax and unwind.

Combining timeless period elegance with the versatility demanded by contemporary family living, the first floor accommodation offers an exceptional balance of historical character, comfort and flexibility for modern day living.

Gardens and land:

The grounds are a particular highlight, extending to approximately 1.2 acres and providing a wonderful sense of privacy within a mature, parkland-style setting. Sweeping lawns are complemented by established specimen trees, colourful planted borders and a substantial ornamental pond, creating an attractive backdrop throughout the seasons.

A selection of terraces provides space for outdoor dining and relaxation, including a raised patio laid with antique York flagstones. The extensive driveway offers generous private parking, approached through the property's electric wrought iron gates.

The grounds also incorporate a collection of original outbuildings, offering useful storage and scope for alternative uses. These include the former Church Hall, which previously benefited from planning permission granted in May 2016 for conversion into residential accommodation. This consent is historic, and any future conversion would be subject to obtaining the necessary permissions. The former carriage store and stables, further storage buildings and an external gardener's WC complete this interesting collection, offering considerable potential for those wishing to make further use of the existing buildings, subject to the relevant consents.

Location:

The Old Vicarage occupies a desirable position within the popular Leicestershire village of Barlestone, which offers a range of local amenities, including shops, public houses, restaurants and primary schooling. The nearby historic market town of Market Bosworth provides further independent shops, amenities and schooling options.

The surrounding countryside offers plenty of opportunities for walking and cycling, with Bosworth Country Park, Thornton Reservoir and Sence Valley Forest Park all within easy reach. The area's rural character is complemented by road connections via the M1, M69 and M42 motorway networks, providing access to Leicester, Birmingham and the wider Midlands. The result is an appealing village setting for those seeking space, privacy and historic character without losing touch with everyday amenities and wider transport links.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.


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Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band G.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

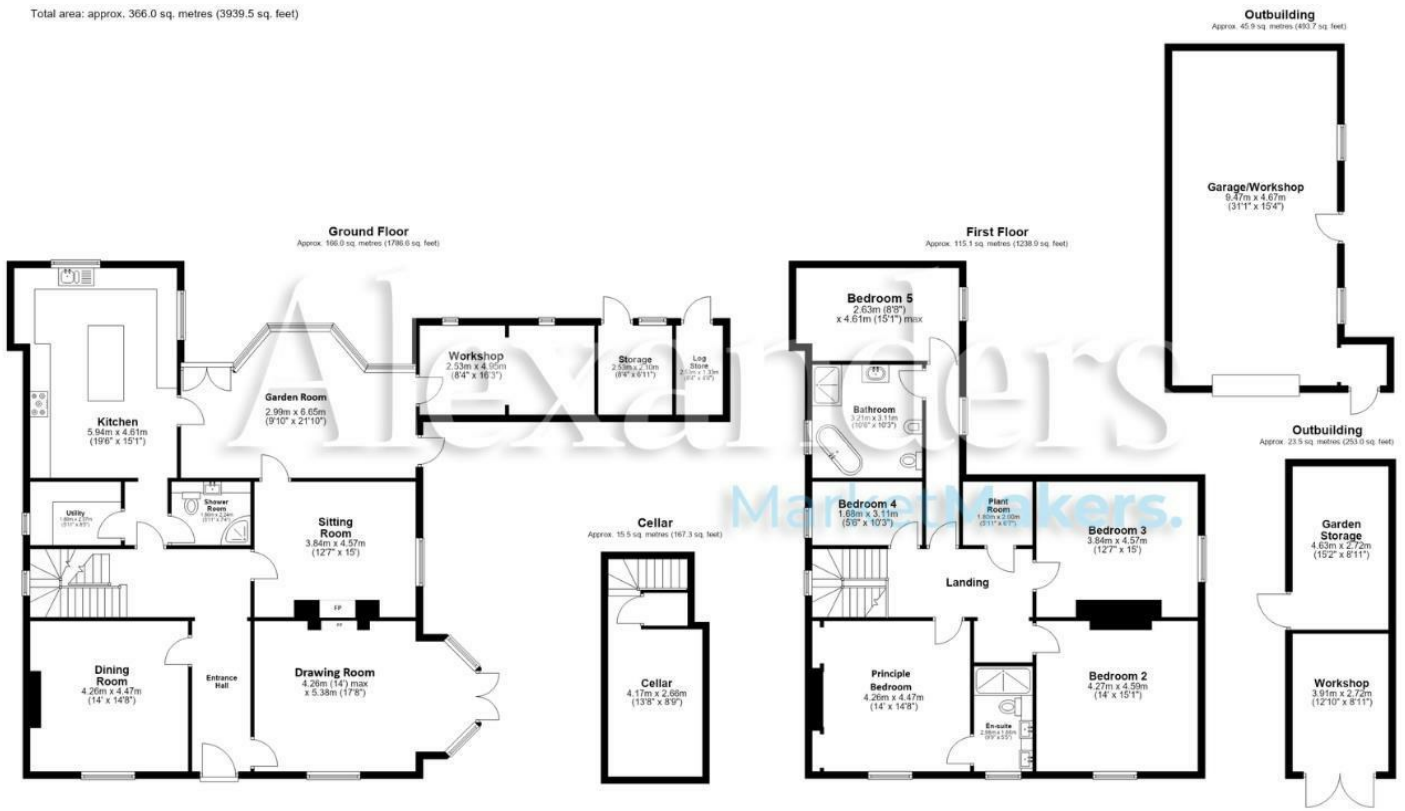
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

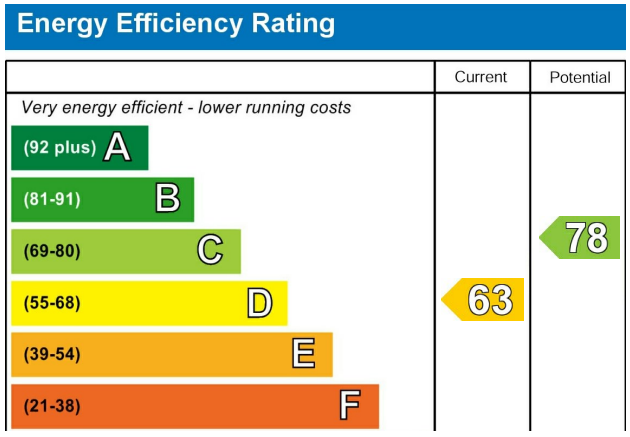
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

Property Imagery Disclaimer:
Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.









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