

Donkey Cart Barn

BRUNTINGTHORPE, LEICESTERSHIRE

JAMES SELLICKS



Nestled within the picturesque south Leicestershire village of Bruntingthorpe, Donkey Cart Barn is a beautifully presented three-bedroom character home, combining traditional charm with stylish open flow living. Offering a wonderfully relaxed, low-maintenance lifestyle, with a delightful private roof garden and excellent motorway connections, the property presents an appealing opportunity as a permanent home, lock-up and leave countryside retreat.

Charming character home in a picturesque south Leicestershire village • Idyllic rural lifestyle surrounded by beautiful countryside • Excellent access to the M1, M6 and A14 road networks • Ideal lock-up-and-leave • Beautifully presented and extensively improved throughout • Stylish newly fitted breakfast kitchen with integrated appliances • Characterful open plan sitting and dining room with feature fireplace and woodburning stove • Three bedrooms, including a principal bedroom opening onto a private roof garden • Secluded roof garden, perfect for alfresco dining and entertaining • Carport , single integral garage, external CCTV and smart heating controls

Accommodation

Entering A welcoming entrance hall introduces the character and warmth found throughout Donkey Cart Barn, with oak-effect flooring and a staircase rising to the first floor. The generously proportioned open plan sitting and dining room provides a wonderful setting for both everyday living, relaxing and entertaining, with an attractive fireplace housing a woodburning stove on and brick hearth and oak mantle above, creating a cosy focal point for cooler evenings. Windows to both the front and rear allow natural light to flow through the room, whilst ample space for a dining table makes this an equally inviting setting for relaxed entertaining.

The beautifully appointed and recently fitted kitchen combines contemporary design with traditional charm, featuring contemporary gloss cabinetry, complemented by work surfaces and exposed oak ceiling beams. A comprehensive range of integrated appliances includes a NEFF double oven, five-zone induction hob, Bosch dishwasher, fridge freezer, and recycling bin storage. Slate flooring and thoughtfully positioned lighting complete the stylish finish. A separate, newly fitted utility room provides valuable additional storage and laundry facilities, with access to the garage, whilst a ground floor shower room adds further practicality. Together, these spaces have been thoughtfully designed to accommodate modern living whilst retaining the property's individual character.

To the first floor, a galleried landing with bespoke bookshelves leads to three bedrooms and a beautifully appointed bathroom. The principal bedroom is particularly appealing, with exposed timber detailing, dual-aspect windows and French doors opening directly onto the private roof garden, creating a lovely indoor-outdoor connection. A further double bedroom provides comfortable guest accommodation, whilst the third bedroom, currently arranged as a dressing room, offers flexibility as a nursery or home office. The family bathroom is generously appointed with a bath, separate corner shower enclosure and contemporary fittings. The current owners have undertaken a programme of improvements, including redecoration throughout, new flooring to the landing and principal bedroom, upgraded loft insulation with ventilation, and traditional lime mortar repointing.

Outside

One of Donkey Cart Barn's most appealing features is its delightful private roof garden, a wonderfully secluded outdoor retreat offering an attractive alternative to the maintenance of a conventional garden. Finished with composite decking and complemented by established planting, this charming space provides an idyllic setting for morning coffee, leisurely summer lunches or evening drinks watching the sun set. Accessed directly from the principal bedroom or independently via an external spiral staircase, the roof garden lends itself beautifully to relaxed alfresco living, with the added convenience of a watering system to help maintain the planting.







The property is approached via a shared driveway, leading to a block-paved carport parking area leading to an integral garage with an electrically operated door. Designed with convenience in mind, Donkey Cart Barn is particularly well suited to those with busy lifestyles, frequent travellers or buyers seeking a countryside base that can be securely left whilst away. App-accessible external CCTV and smart heating controls provide additional peace of mind, allowing the property to be monitored and its heating managed remotely. These practical features, together with the property's individual character and appealing village setting make Donkey Cart Barn an attractive opportunity.

Location

Bruntingthorpe is an attractive and peaceful south Leicestershire village, surrounded by gently rolling countryside, open farmland and an extensive network of rural lanes and footpaths. The setting offers an appealing escape from the pace of everyday life, with opportunities for countryside walks, cycling and exploring the many picturesque villages, traditional country pubs and rural attractions for which this part of Leicestershire is so well regarded.

The village holds regular community events throughout the year. It is an ideal location for those who appreciate the tranquillity and sense of community associated with village living, whilst remaining within comfortable reach of larger towns and their amenities.

Despite its rural charm, Bruntingthorpe is conveniently positioned for access to Leicester, Lutterworth and Market Harborough, the latter offering a vibrant town centre with independent shops, restaurants, cafés and a mainline railway station providing services to London St Pancras. The village is also well placed for the regional road network, with access to the M1 at Junction 20 near Lutterworth, together with connections to the M6 and A14, making it particularly attractive to commuters and those travelling throughout the Midlands and beyond. This combination of countryside living and excellent connectivity makes Donkey Cart Barn an appealing choice for those seeking the best of both worlds.













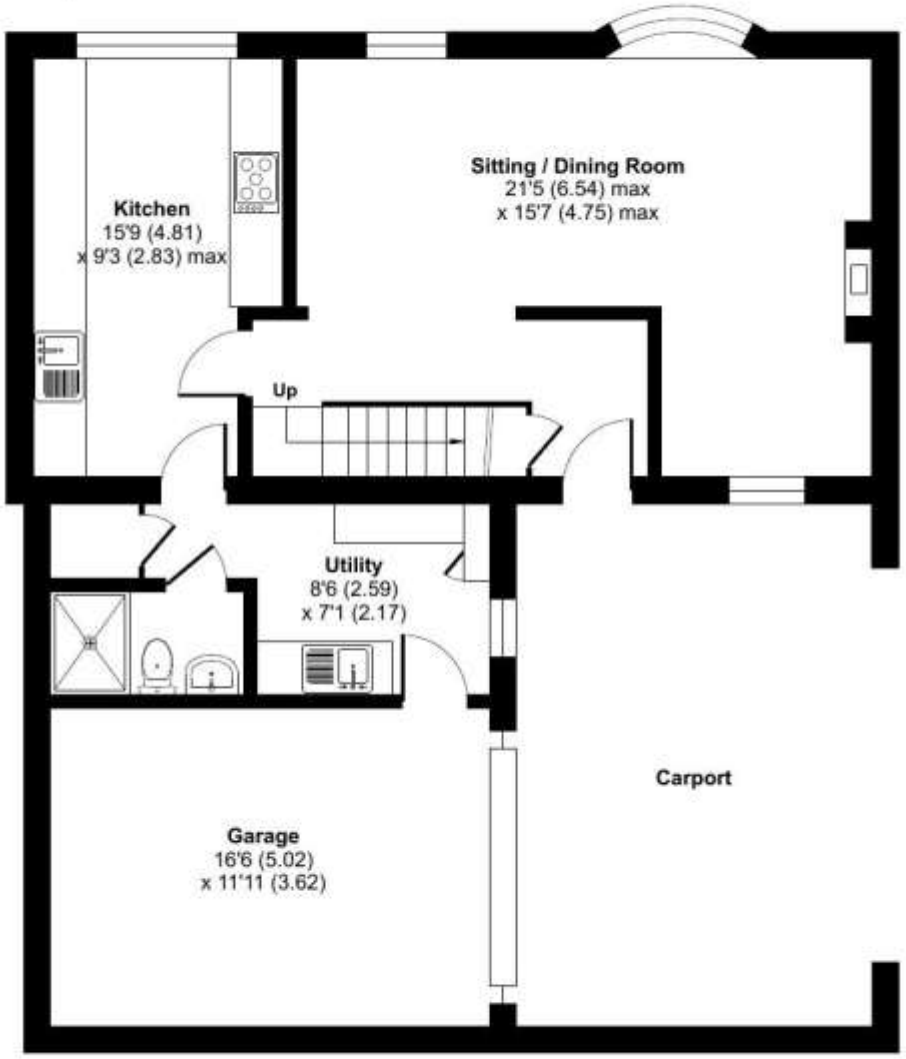




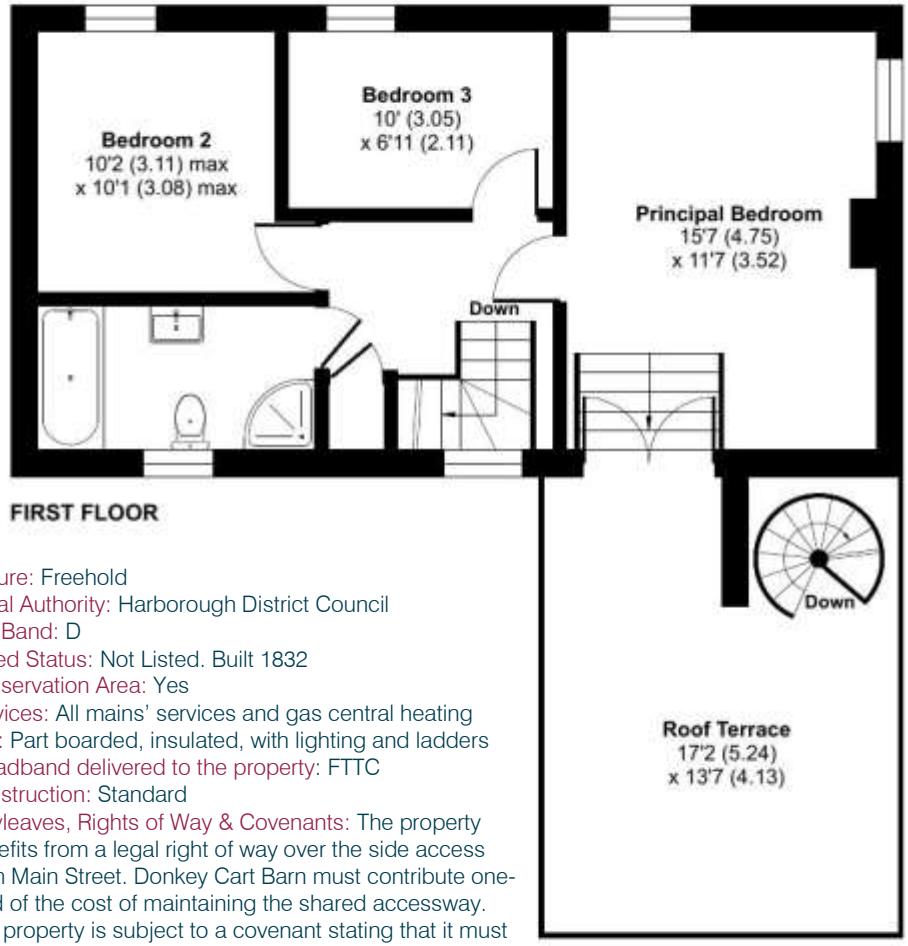


Main Street, Bruntingthorpe, Lutterworth, LE17

Approximate Area = 1110 sq ft / 103.1 sq m (excludes carport)
Garage = 194 sq ft / 18 sq m
Total = 1304 sq ft / 121.1 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Tenure: Freehold
Local Authority: Harborough District Council
Tax Band: D
Listed Status: Not Listed. Built 1832
Conservation Area: Yes
Services: All mains' services and gas central heating
Loft: Part boarded, insulated, with lighting and ladders
Broadband delivered to the property: FTTC
Construction: Standard
Wayleaves, Rights of Way & Covenants: The property benefits from a legal right of way over the side access from Main Street. Donkey Cart Barn must contribute one-third of the cost of maintaining the shared accessway. The property is subject to a covenant stating that it must only be used for residential purposes.
Flooding issues in the last 5 years: No
Accessibility: Two storey property, no modifications for accessibility.
Satnav Information The property's postcode is LE17 5QE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for James Sellicks Estate Agents. REF: 1541758

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Measures and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

