



The Old Barn High Street  
Market Harborough, LE16 8ST



**Simpson West**

Tucked away in the idyllic village of Great Easton, close to Market Harborough, this distinctive Grade II listed barn conversion offers a rare opportunity to own a beautifully preserved piece of 18th Century architecture. Built from ironstone and thoughtfully adapted for contemporary living, the property blends heritage and comfort with remarkable ease.

The main house provides generous, flexible living space, including two inviting reception rooms well suited to family life or hosting guests. Four bedrooms are spread across both levels, offering scope for different living arrangements. One of the property's most striking features is the first floor lounge, where expansive windows frame views of the mature rear garden and lead out to a private balcony, an ideal spot to enjoy the surrounding landscape.

At ground level, the kitchen flows directly into the garden, creating an effortless connection between indoor cooking and outdoor dining or relaxation. The sheltered garden, positioned between the main residence and the detached annex, forms a private courtyard style retreat. The annex itself is impressively sized and finished with care. Complete with its own kitchen, shower room, and an upper floor mezzanine, it is perfect for accommodating guests or for use as a studio, workspace, or fitness room. Practical needs are equally well catered for, with parking for up to four vehicles and an additional double garage accessed through wooden gates.

The setting is particularly appealing, with local amenities within easy reach and an award winning pub just a short stroll from the doorstep. Although buyers may wish to update certain elements to their own taste, the property has been exceptionally well maintained and is ready for immediate enjoyment. With its charm, history, and enviable position, this unique home stands out as an exceptional opportunity in a truly beautiful village.

Energy Rating D. Council Tax Band F.

£600,000



4



3



4





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



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