



Chapel Street, Barkestone

A handsome detached period home offering versatile accommodation in the charming village of Barkestone-le-Vale. The property features four reception rooms, a spacious dining kitchen, and a utility/boot room. Upstairs are four well-proportioned bedrooms and two bathrooms, including an en-suite to the principal bedroom. Outside, there are enclosed rear gardens providing a private and peaceful outdoor space.

FEATURES

- Attractive detached period home
- Offering around 2,600 sq. ft. of spacious accommodation
- Four versatile reception rooms including a generous family room
- Principal bedroom with en-suite plus three further bedrooms
- Attached former Methodist Chapel
- Enclosed rear gardens offering privacy and outdoor entertaining space





ACCOMMODATION

The front door opens into a delightful formal entrance hall, complete with wood flooring, stairs rising to the first floor and doors to the ground floor reception rooms. A glorious grand stone fireplace surround provides the perfect focal point to the space, whilst a useful understairs cupboard provides excellent storage.

A welcoming reception hall with wooden flooring and a feature stone fireplace with open fire creates a warm first impression. There are wall light points, a sash window to the front elevation, and stairs rising to the first floor with a useful understairs cupboard. The elegant sitting room enjoys windows to the front and side elevations, French doors opening to the garden, two radiators, and a marble fireplace surround with a cast-iron inset. A separate dining room with wooden flooring, feature fireplace, and dual-aspect windows provides a lovely setting for entertaining, while the small sitting room offers a cosy retreat with fireplace, radiator, and side window. The study benefits from windows to the side, wall light points, radiator, and an external door to the side. At the heart of the home is the bespoke dining kitchen, fitted with a range of base and wall units, solid wooden work surfaces, quarry-tiled flooring, and an Esse oil-fired range cooker. Additional features include a dual-fuel oven with cooker hood, integrated fridge, plumbing for a dishwasher, a sink unit, and a side-facing window. A cloakroom with low-level WC and a utility room with Belfast sink, plumbing for a washing machine, boiler, hot water cylinder, quarry-tiled floor, and side window complete the practical living spaces. To the rear, a porch with stable door leads to the garden, while a boot room with cast-iron fireplace and tiled slips adds further charm and includes a secondary staircase to the first floor.

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EXTERNAL

A large first floor landing area features a rear window and radiator. The principal bedroom has windows to the side elevation, fitted wardrobes, and a radiator. Bedroom two includes a feature fireplace surround, built-in cupboard, radiator, and a front-facing window. Bedroom three benefits from dual-aspect windows, fitted wardrobes, and radiator. Bedroom four has a side window and radiator, while the dressing/study area provides further flexibility with Velux window, radiator, and stairs down to the ground floor. There is a family bathroom with panelled bath, pedestal wash basin, WC, wooden flooring, towel radiator, and side window, along with a separate shower room with WC, wash basin, shower cubicle, and towel radiator.

To the front, there are attractive flower borders and a pathway leading to the main entrance. A driveway to the side provides ample parking and gives access to the detached former Methodist Chapel, offering significant potential for development or conversion (subject to the relevant consents). The rear gardens are mainly laid to lawn with mature flower borders, a patio seating area, and a garden store with room above.

The picturesque village of Barkeston-le-Vale sits in the heart of the Vale of Belvoir, surrounded by rolling countryside. The nearby village of Redmile offers an outstanding primary school, while Bottesford provides further amenities including shops, pubs, restaurants, and a doctors' surgery. There are excellent schooling options nearby, including Kings School and Kesteven & Grantham Girls' School (KGGS) in Grantham, as well as Priory Belvoir Academy and Melton Mowbray Sixth Form College, with school transport available from the village.

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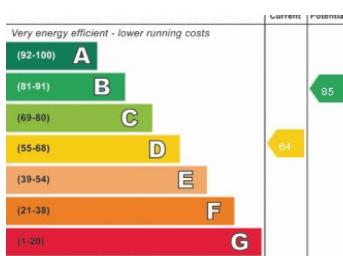
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EPC RATING



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