

Every home has a story.
We tell it...

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Barrowfield House

Barrow Upon Soar, Leicestershire

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Hidden at the end of a long, tree-lined driveway, Barrowfield House is a home that reveals itself slowly. Set within approximately 4.3 acres of mature gardens and paddocks, it occupies a wonderfully private position where open countryside surrounds the property and the pace of life naturally slows.

Extending to over 4,000 square feet, the house has been designed around generous proportions and flexibility. Five reception rooms, six bedrooms and extensive outside space provide a home that adapts effortlessly to family life today while offering scope for future generations.

Although wonderfully secluded, Barrowfield House sits just 1.5 miles from the centre of Barrow upon Soar, creating the increasingly rare balance between country living and everyday convenience.



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Barrowfield House

Private. Peaceful. Wonderfully connected.





The Setting.

The approach sets the tone from the very beginning.

Beyond the gated entrance, a long private driveway winds beneath mature trees before arriving at the house, creating a genuine sense of arrival and complete separation from the outside world. Surrounded by established planting, formal gardens and open paddocks, the property enjoys privacy in every direction.

With approximately 4.3 acres to enjoy, the grounds provide opportunities for those seeking an equestrian lifestyle, space for hobby farming, or simply the freedom that comes with owning land.

Yet despite its peaceful setting, Barrow upon Soar remains only a short drive away, offering excellent amenities, schooling and transport connections.





The Approach.

The journey home is something rarely experienced today.

Passing through the gates and following the long driveway beneath a canopy of mature trees creates an immediate sense of calm before the house gradually comes into view.

The detached double garage sits comfortably within the grounds, while the room above provides valuable additional space for a home office, studio, gym or hobbies, subject to any necessary consents.

Hidden from the road and neighbouring properties, Barrowfield House offers a level of privacy that becomes increasingly difficult to find.





Land & Paddocks.

For many buyers, the land will be every bit as appealing as the house itself.

Beyond the formal gardens lie two enclosed paddocks, creating a setting equally suited to grazing ponies, keeping a small number of livestock or simply preserving uninterrupted views across your own land.

The combination of mature trees, established boundaries and gently open pasture creates a landscape that changes beautifully with the seasons, offering both privacy and flexibility in equal measure.

Whether enjoyed as an equestrian property or simply appreciated as open countryside surrounding the home, the land is one of Barrowfield House's defining features.





The Kitchen.

The kitchen sits naturally at the centre of family life.

Designed around practicality as much as entertaining, it provides generous workspace, ample storage and direct connections to the surrounding reception rooms, allowing everyday life to flow comfortably throughout the house.

A separate utility room and dedicated laundry/boot room make the property particularly well suited to country living, whether returning from muddy walks, managing family life or caring for animals.

For buyers wishing to create a more contemporary layout, the existing arrangement offers exciting opportunities to reimagine the ground floor, subject to the necessary consents.







Living Spaces.



With over 4,000 square feet of accommodation, Barrowfield House has been designed to adapt effortlessly to the changing needs of family life.

Five generous reception rooms provide an exceptional degree of flexibility, allowing the home to evolve around its owners. Formal entertaining, relaxed family living, quiet evenings, home working or multi-generational living can all be accommodated with ease, while the generous proportions ensure every space feels comfortable rather than compromised.

Large windows frame views across the surrounding gardens from almost every room, creating a constant connection with the landscape beyond and allowing natural light to flow throughout the house.

Whether gathering together or enjoying quieter moments apart, the layout offers a balance of openness and privacy that is increasingly difficult to find. It is a home with the scale to grow into, adapting naturally as family life changes over the years.



A Private Retreat.

The principal bedroom provides a peaceful retreat overlooking the surrounding grounds.

Generous in scale and complemented by its own ensuite bathroom, it enjoys a calm outlook across the gardens, while the second ensuite bedroom offers equally comfortable accommodation for family or guests.

Throughout the first floor, natural light and views across the surrounding landscape reinforce the quiet character of the property.









First & Second Floor.

Arranged around a spacious galleried landing, the upper floors provide six well-proportioned bedrooms together with three bath and shower rooms.

The accommodation is equally suited to larger families, visiting guests or those requiring dedicated workspace from home, while the overall layout offers scope to personalise and adapt as requirements evolve.

Every bedroom enjoys its own perspective across either the gardens, paddocks or mature trees that surround the property.









The Gardens.



The gardens have matured over many years to create a wonderfully private setting around the house.

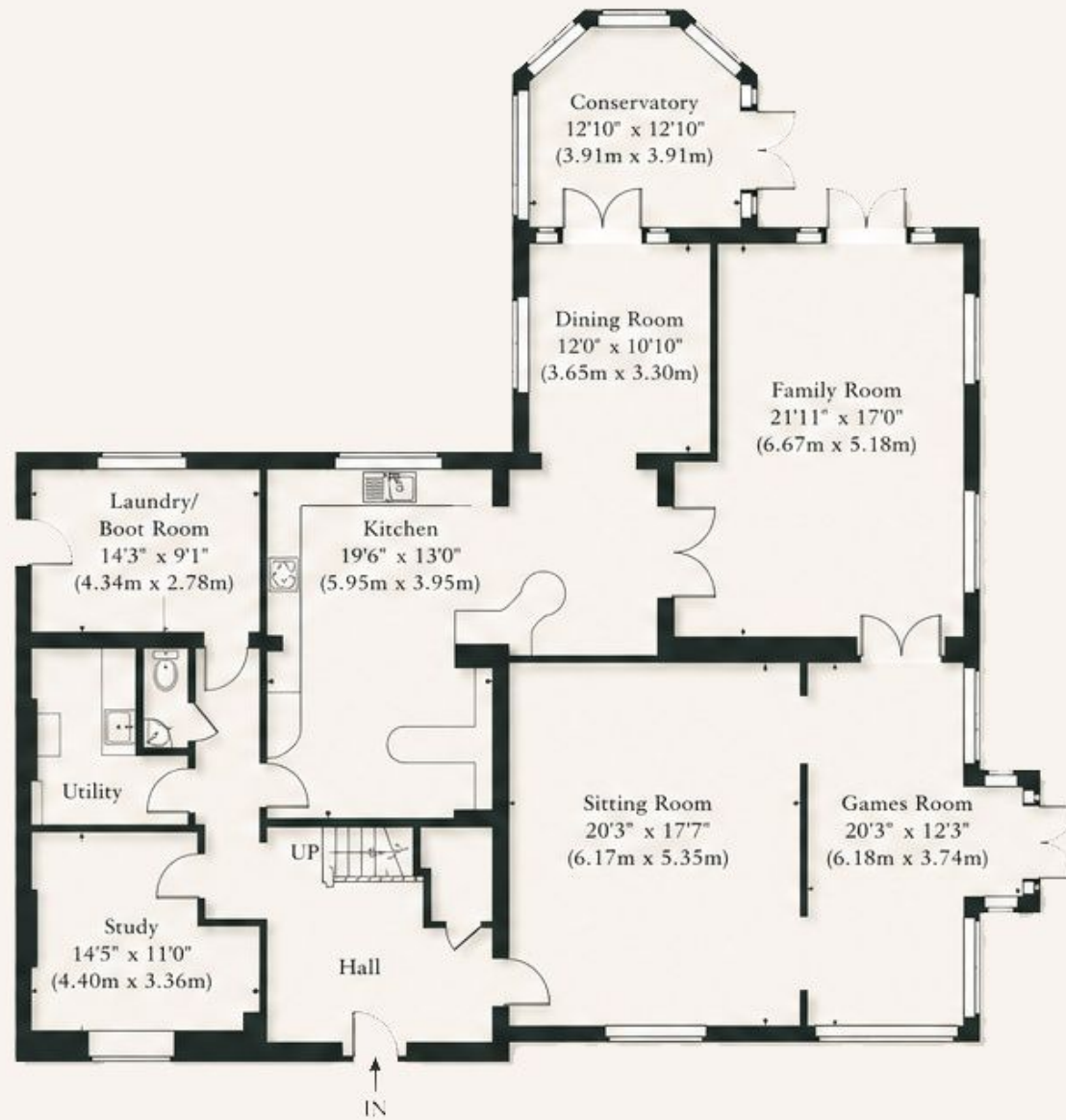
Sweeping lawns, established trees and carefully planted borders frame the property, while generous terraces provide natural places to sit, entertain and enjoy the changing seasons.

Beyond, the paddocks stretch away into open countryside, ensuring green views remain uninterrupted and reinforcing the sense that Barrowfield House occupies its own secluded corner of rural Leicestershire.

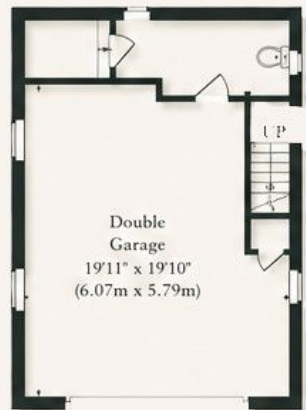
From early morning walks across the land to long summer evenings spent overlooking the gardens, the outside space becomes an integral part of everyday life.







Ground Floor



Garage



Garage First Floor

Approximate Gross Internal Area
 Main House = 377 sq.m/4056 sq.ft
 Garage = 68 sq.m/735 sq.ft
 Total = 445 sq.m/4791 sq.ft



Second Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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