



- Spacious Detached Four Bedroom Bespoke Artichouse (Solid Log Construction)
- Equestrian Facilities including Stabling, Manège, Horse Walker and Grazing Paddocks
 - In All Approx. 8 Acres
 - Lifestyle Property
- Lovely Rural Location with Good Accessibility

GENERAL AND SITUATION

Approximate Distances:

Syston 2.5 miles • Leicester & Melton Mowbray 10 miles • Loughborough 11 miles • Easy access A46

A bespoke, spacious four-bedroom detached house with extensive equestrian facilities, set within approximately 8 acres and offering exceptional potential for private, professional or commercial equine use.

The property is set in approximately eight acres of land and features a well-equipped range of equestrian facilities including stables, tack room, manège, horse walker and paddock grazing land. The layout and facilities lend themselves to a variety of equestrian business opportunities, including training, rehabilitation, clinics, livery or small-scale event use, subject to any necessary consents. The accommodation comprises a fantastic, bespoke four bedroom Artichouse home, of solid log construction, with a brick and block extension. The property is offered for sale due to a downsize.

Queniborough is a conservation village with a particularly unspoilt village centre, dominated by attractive period cottages and houses, some thatched. The village offers a thriving community, and local facilities include a primary school, popular butchers, general store, two pubs and an ancient village church. The village is particularly well placed for commuting to Leicester, Melton Mowbray and Loughborough, with the A46 now affording fast access via the North West Leicester bypass to the M1. London St Pancras is an approx. 1 hour train commute from Leicester. More extensive local facilities and amenities are available at nearby Syston.

THE RESIDENCE

The unique house was designed and supplied by Artichouse, a long-established Finnish manufacturer of high-quality solid log houses. Artichouse have been building and exporting engineered log and timber houses worldwide for nearly forty years, including many in the UK. Their homes are known for exceptional build quality, energy efficiency, and durability in cold and wet climates -conditions far harsher than ours in Britain. The house was constructed to Finnish and UK Building Regulations, and has full UK Building Control approval. It stands on conventional concrete footings and also includes a brick-built extension, which was likewise signed off by Building Control.

Benefitting from oil-fired central heating, uPVC double glazing and a cctv system, the majority of the home has wooden flooring and wooden walls and ceilings. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Front Door** leads into an **L-shaped Hallway** which has stairs rising to the **First Floor**. To the left is the **L-shaped Kitchen / Breakfast Room** which is the hub of this property. Filled with natural light from windows to three elevations, there are a range of wall and base units with granite worksurfaces, including an island also with fitted wine rack. There are two Belfast sinks with mixer taps and granite splashbacks, an Aga (available by separate negotiation) for cooking with two extractors over, integrated dishwasher and space for an American style fridge freezer. There is cushioned seating to one wall and Karndean wood effect flooring. A door leads out to the yard and stables.

To the right of the **Entrance Hall** is a **Snug/Music Room** with a cosy log burner.





The **Hallway** extends round to the right in an L shape, where you will find a **Downstairs Shower Room** with large shower cubicle, wash hand basin with mirrored cabinet, WC, heated towel rail and rear aspect window.

There is also a **Study** with part wooden paneling to the walls and a window to the rear.

At the end of the **Hallway** is the **Main Reception Room** which is part of the extension. This impressive and vast family entertaining space is flooded with natural light from full length windows to either side and bi-folding doors to the front elevation. A central log burner forms the main focal point of this contemporary space. There is Karndean flooring which matches the kitchen area, and a second staircase leading off to the first floor.



The flooring continues through to a **Boot Room** with a range of useful shelving for shoes etc and the hot water tank.

To the **First Floor** there are **Four Double Bedrooms**, one with **Ensuite**, and a **Family Bathroom**. NB there are some sloping ceilings to the first floor rooms

A **Central Landing** has a skylight, loft access and a useful linen cupboard.

Bedroom Three has a side aspect window and eaves storage, whilst **Bedroom Four** also has a side aspect window



Bedroom Two has a high ceiling with skylight, a range of fitted wardrobes, and a door out onto a **Veranda** which takes advantage of the beautiful countryside views.

The **Family Bathroom** comprises a freestanding, rolled edge, claw foot bath, bidet, wash hand basin and WC with tiling to the floor and walls and a traditional style radiator with heated towel rail over. A mirrored door leads to the en-suite to the master bedroom.

The **Main Bedroom Suite** is within the extension and accessed from the second staircase in the **Main Reception Room**, which leads up to a **Semi-Galleried Landing** with contemporary glass balustrade. There is a **Walk-in Wardrobe** with loft access and skylight which provides ample storage as well as double hanging rails to one wall.



The **Main Bedroom** itself has three skylights, and full-length glass windows to the front elevation. The flue/chimney from the log burner in the reception room below comes up through the flooring and ceiling in this fabulous bedroom and makes a lovely feature, as well as providing a good source of heat into this huge bedroom.

The **Ensuite Shower Room** has double bowl sinks with mixer taps and vanity storage below, a wet room style recessed shower cubicle, and a WC. There are tiled walls and flooring, a heated towel rail and an extractor fan, plus a door leading through to the **Family Bathroom**.



OUTSIDE, OUTBUILDINGS & LAND

The property is accessed via a long, shared driveway from the road via electric gates.

Immediately to the rear of the house there is a **Stable Yard** in a courtyard arrangement, which comprises of **Five Stables** and a **Tack Room**. Additionally, there is an **Open-Fronted Garage** used for storage, and a **Hay Store/Workshop** space.

To the first floor of the building there is **Overflow/Occasional Use Grooms' Accommodation**, which comprise a **Bedroom** to one end with skylight, a central **Reception Area** with a **Kitchenette** with a range of base units, single drainer sink unit and electric hob, and three skylights. Off the kitchenette is a **Shower Room** with wash hand basin, WC and shower. This area benefits from oil-fired central heating.

There are the following outbuildings, please refer to the floorplan for approximate sizes.

Stable Yard with potential for livery use, subject to gaining any necessary consents, comprising the following:

Barn with space for tractor and hay storage and **Five Internal Stables**.

One Further Stable adjoining the exterior of the barn.

Youngstock Barn/Lambing Shed

Brick Log / Implement Store with adjoining **Chemical Store**.

Manège approx. 40m x 20m with a sand surface, flood lights and post and rail surround.

Four Horse Walker with surface

Muck Heap Recess

Large HGV Horsebox Parking Area

Chicken Shed with adjoining storage units with power and water supplies.

The **Grazing Land** surrounds the house to the front, rear and one side, and is predominantly flat pasture, divided into individual paddocks.

IN ALL APPROX. 8 ACRES
(About 3.2 Hectares)

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited **HIGH BARN FARM** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CHARNWOOD BOROUGH COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** C **COUNCIL TAX** A

DIRECTIONS

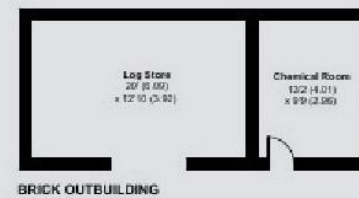
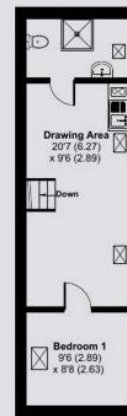
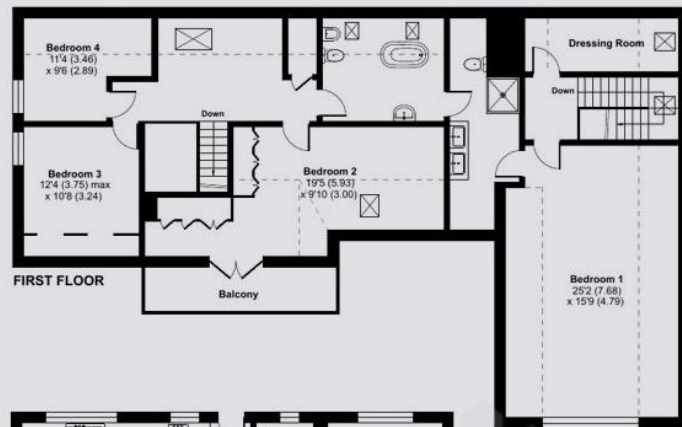
From the Cossington Interchange take the exit for the A607. At the next roundabout take the 3rd exit onto Rearsby Road. After approx. 1/3 mile turn left onto Queniborough Road and continue onto Main Street which becomes Croxton Road. The property can be found on the right-hand side, identified by its own signage.

There is no For Sale board.

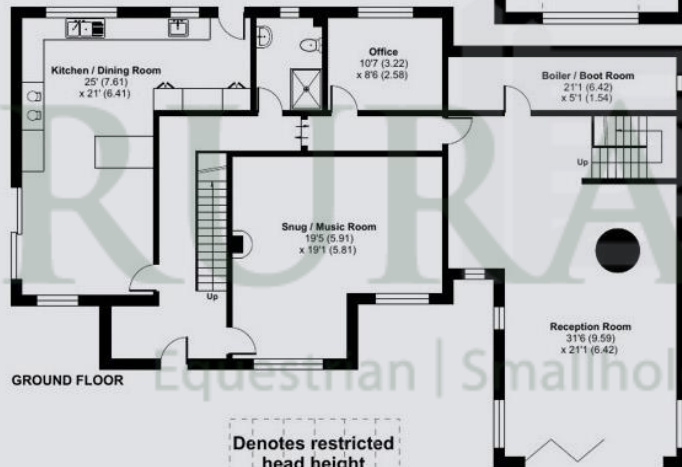
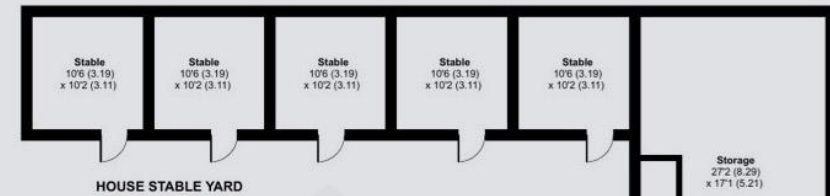
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RURAL SCENE

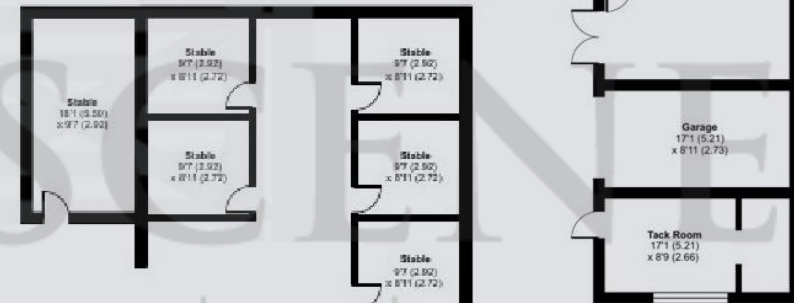
Equestrian | Smallholdings | Residential | Farms | Lifestyle



Approximate Area = 2957 sq ft / 274.7 sq m
 Limited Use Area(s) = 363 sq ft / 33.7 sq m
 House Stable Yard = 1483 sq ft / 137.7 sq m
 FF Occasional = 338 sq ft / 31.4 sq m
Total = 5141 sq ft / 477.5 sq m
 For identification only - Not to scale



FIRST FLOOR OCCASIONAL ROOM FLAT / STAFF FACILITIES



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Rural Scene. REF: 1375718