



The Old Saddlery 'Manor Barns' Main
Street,
Snarestone,
Derbyshire, DE12 7DB





£695,000

GENERAL

A barn conversion of character in a beautiful courtyard setting. The Old Saddlery has been converted with considerable style and sensitivity, preserving some lovely original features including exposed roof trusses and brickwork. The accommodation is centred on the magnificent living kitchen with vaulted ceiling and exposed roof trusses. There is also a sitting room with impressive fireplace, dining room and four bedrooms. The layout is incredibly flexible with the two principal bedrooms accessed by separate staircases, a bedroom with en-suite on the ground floor and a self contained annexe with sitting room, bedroom, kitchen and shower room.



LOCATION

Snaresstone is an historic and highly regarded village where there is a public house and primary school. The village enjoys an enviable charm of its own yet lies conveniently placed for ease of access to both Measham and Ashby-de-la-Zouch town centres which offer a wide range of local amenities. Snaresstone is close to the M42 which makes it possible to commute to the regions main commercial centres including Birmingham, Leicester and Nottingham.

THE BARN

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

RECEPTION HALL

With exposed brickwork to one wall, oak boarded floor and central heating radiator.

WET/CLOAKROOM

Shower area, low flush lavatory and wash hand basin.

SITTING ROOM

16'1" x 15'

A magnificent room with a 10' high beamed ceiling giving a real feeling of space. French doors open onto the garden, and there is a magnificent fireplace with wood burning stove. Oak boarded floor and central heating radiator. (Measurements include staircase).

Stairs rise from the sitting room to the guest bedroom with shower room.

LIVING KITCHEN

27'2" max x 13'5"

A wonderful room that is very much the heart of the barn. There is a real feeling of space with a vaulted cathedral style ceiling with exposed roof trusses. The kitchen is fitted with a traditional range of painted base and wall cabinets with heavy oak work surfaces and a ceramic sink. There is a large central island with additional storage, a Stoves range style cooker with 7 burners, two ovens, grill

and warming drawer together with an Alpha range style oven, which we understand powers the heating and hot water ??? for half the property.

There is an oak boarded floor . Opens into the utility room.

UTILITY ROOM

8'9" x 7'6"

Fitted base and wall units, plumbing for a washing machine and stable style back door opening into the garden.

DINING ROOM

14' x 13'

A delightful room with a vaulted ceiling and oak boarded floor. A full height window overlooks the courtyard and a door from the dining room opens to the main passage which links the house to the annexe.

BEDROOM THREE

11'2" x 9'3"

A double bedroom with central heating radiator.

EN-SUITE

Shower enclosure, chrome ladder style towel rail, low flush lavatory and wash hand basin.

GALLERIED LANDING

Stairs rise to a galleried landing where there is a study area. Opening off the landing is the principal bedroom. There is an access hatch in the stairwell to a loft space.

BEDROOM ONE

20'3" x 15'8"

A sensational room with vaulted ceiling and exposed roof trusses. There are four roof lights and a full height window. (second measurement 14'8" measured to 5' eaves height).

DRESSING ROOM

10'1" x 5'4"

A really useful space which would work equally well as a home office or cot room.

BATHROOM

Luxurious bathroom with traditional cast iron roll top bath. Corner shower enclosure, low flush lavatory, wash hand basin and ladder style towel rail.

GUEST BEDROOM 2

17'3" x 12'

Staircase rises from the sitting room. A charming room with two roof timbers. Central heating radiator. (First measurement 14'9" measured to 5' eaves height)

SHOWER ROOM

Shower enclosure with electric shower, low flush lavatory and wash hand basin.

ANNEXE

Whilst the annexe has its own front door the accommodation links seamlessly into the main barn. There is an ENTRANCE HALL with door to the sitting room.

ANNEXE SITTING ROOM

15' x 9'6"

Opens directly into the kitchenette, creating a large open plan living area. Door to the bedroom and central heating radiator.

ANNEXE KITCHENETTE

9'4" x 7'3"

Fitted with a range of base and wall cabinets with integrated oven and hob.

SHOWER ROOM

Double shower enclosure, low flush lavatory, wash hand basin, chrome ladder style towel rail.

BEDROOM FOUR

10'5" x 9'5"

A double bedroom with central heating radiator.

OUTSIDE

A shared drive leads to the DOUBLE GARAGE.
Generous off road parking. Electric Car charger point.

DOUBLE GARAGE

19' x 18'8"
With loft room over.

GARDEN

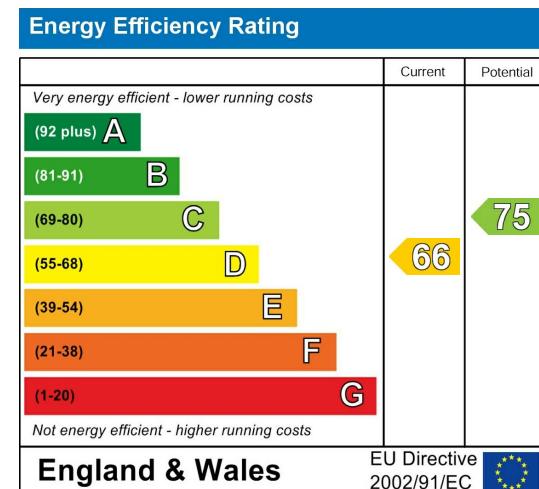
There is a good size garden to the rear of the property. Adjoining the barn there is an extensive terrace. The principal lawned area has been re laid with artificial grass. A summer house and garden shed are included in the sale.

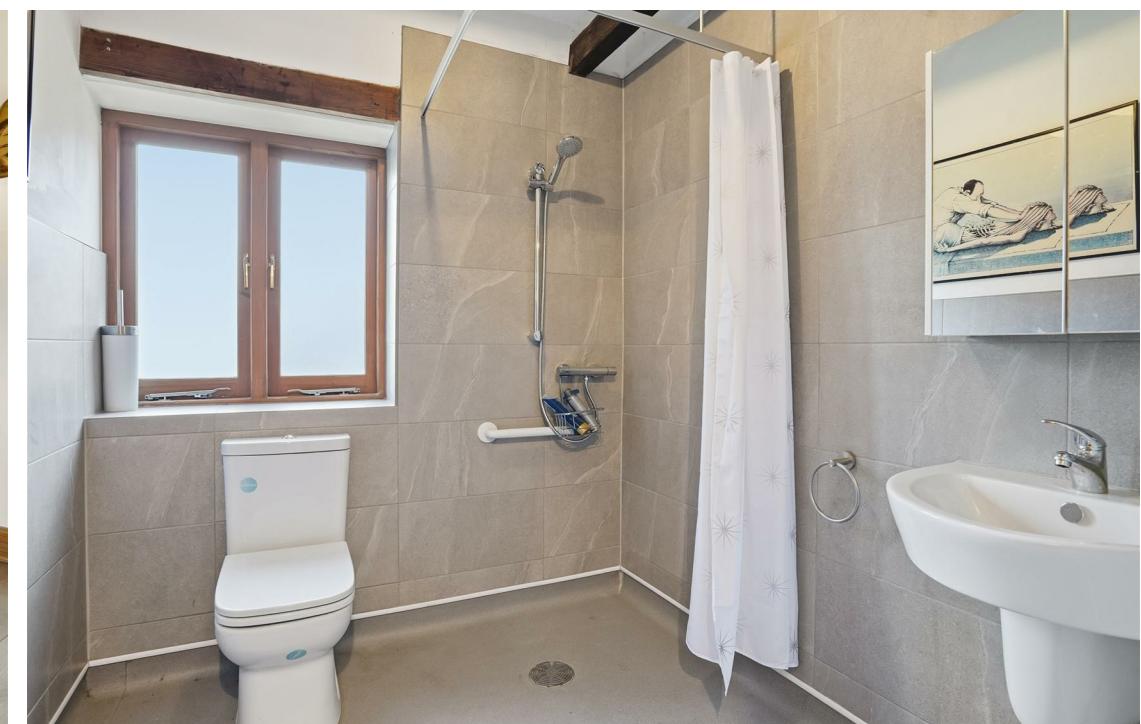
COUNCIL TAX BAND

NW Leics Council Tax Band G

PLEASE NOTE

Probate has been applied for as at 20th January 2026. Not yet granted.







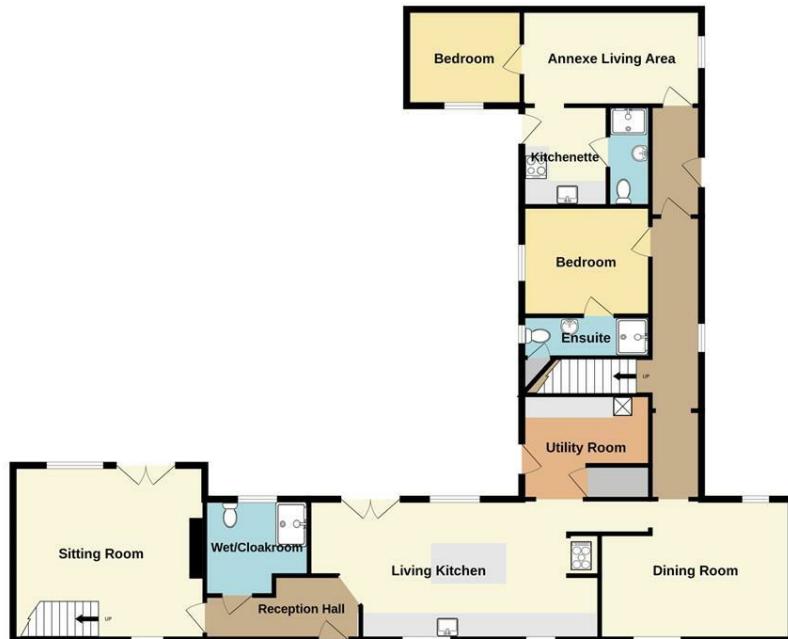








Ground Floor



1st 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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