



FOR SALE

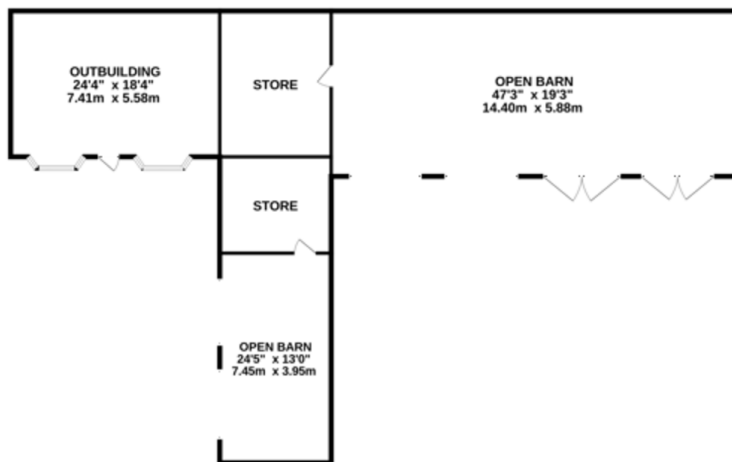
Barn in Station Road, Leicester LE8 5TA

£225,000

A rare and exciting opportunity to acquire a 2,022 sq ft barn on a plot of 7,260 sq ft (Approx.) with full planning permission to create a stunning three-bedroom home. Ideally positioned within the sought-after village of Countesthorpe, the property benefits from an excellent range of local amenities as well as convenient access to major road and rail links. Perfect for a self-build project or an owner-occupier, this unique offering provides the scope to craft a high-specification, bespoke character home tailored to individual tastes. Combining rural charm with modern convenience, this is an exceptional chance to create a truly special residence.



GROUND FLOOR
2022 sq.ft. (187.8 sq.m.) approx.



TOTAL FLOOR AREA: 2022 sq.ft. (187.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency on the date.
 Made with Heliograf 02/2022

- Barn For Conversion
- Full Planning Permission Granted
- Plot size 675 sq metres Approx.
- Accommodation Size 187 sq metres Approx.
- Planning ref: 25/0131/FUL
- Electric & Water connected
- Village Location With Amenities
- Ideal Self-Build/Owner Occupier Project

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

