



Glebe House Sycamore Farm, Main  
Street,  
Barton In The Beans,  
CV13 0DJ



GLEBE  
HOUSE

BEWARE OF THE DOG...  
THE CAT'S NOT THAT  
TRUSTWORTHY EITHER

£1,650,000

#### GENERAL

Glebe House is an outstanding contemporary village property which has been re-modelled and substantially extended in recent years. There are far reaching southerly country views from all the principal rooms. The house is located on the edge of an exclusive gated development in the tranquil village of Barton in the Beans. The beautifully styled accommodation extends to approximately 4,600 square feet and briefly includes a fabulous living kitchen with bi-fold doors opening onto the terrace, a large Orangery together with three further reception rooms. There are six bedrooms spread over two floors including a sumptuous master bedroom suite with two dressing rooms and exclusive access to a large roof terrace.



## LOCATION

Barton in the Beans is located approximately two miles North of Market Bosworth. It lies in some of West Leicestershire's prettiest countryside with some lovely walks from the village towards Congerstone and Shackerstone. The village has a rich history. In the 18th century, it was an important centre for the Baptist Church and the Minister of Barton was the notable clock maker, Samuel Deacon (1746-1816). Market Bosworth is one of the most well regarded and exclusive towns in West Leicestershire. The town services a wide area and is locally considered to be one of the most desirable locations to live. There is a traditional market every Wednesday as well as a Farmers Market that is held on the fourth Sunday of every month. The town is home to one of the area's leading private schools, The Dixie Grammar, and there is also a High School rated by OFSTED as "outstanding" and Primary School. Market Bosworth is a thriving community and offers a generous range of amenities including a library, churches, independent retailers, a Co-Op and restaurants. Local attractions include the Bosworth Country Park, the Ashby Canal and the Bosworth Battlefield Heritage site.

## THE HOUSE

The accommodation is arranged over three floors as follows. Lychgate porch with front door opening into the reception hall.

## RECEPTION HALL

A quite magnificent introduction to the house. There is a balustrade staircase rising to the first floor, engineered oak boarded floor, cloaks cupboard. The reception hall opens directly into the music room.

## CLOAKROOM

Low flush lavatory, wash hand basin.

## MUSIC ROOM

19'1" x 11'3"

This space is currently used as a music room but would equally make a very impressive dining room. There is an

engineered oak boarded floor, two central heating radiators. Doors opening into the Orangery and full height windows overlooking the kitchen.

## SITTING ROOM

20'3" x 15'7"

An elegant room, the focal point of which is the open fireplace with stone style surround, There is coving to the ceiling and French doors opening into the Orangery. Central heating radiator.

## HOME OFFICE

11'8" x 8'0"

Coving to the ceiling. Central heating radiator.

## ORANGERY

35'0" x 14'3"

A beautifully thought-out room with two sets of bi-folds doors and French doors opening onto the terrace. The room is flooded with light through the two roof lanterns. There is a high gloss tiled finish to the floor which has under floor heating. Double doors open into the living kitchen.

## LIVING KITCHEN

42'0" x 18'9"

An open plan living space with plenty of room for dining and living. There is high gloss tiling to the floor with underfloor heating. Bi fold doors open onto the garden creating a wonderful combination of indoor and outdoor living and entertaining space

## KITCHEN AREA

The kitchen area is fitted with bespoke hand made cabinets by "Mark Wilkinson" with painted "Farrow and Ball" fronts and a combination of polished granite and heavy Maple work surfaces. There is an island with breakfast bar, additional storage, a bin drawer and sink unit. Integrated appliances include a double oven, a "De Dietrich" six ring electric hob, plumbing for an American style fridge and a dishwasher. It should be noted that there is a second sink unit. Door to boot room.

## BOOT ROOM

With fitted units and doors to the garden and the front parking area.

## UTILITY ROOM

12'0" x 8'1"

Fitted base unit with an inset one and a half bowl sink unit and plumbing for a washing machine. High gloss tiling to the floor.



## ON THE FIRST FLOOR

A balustrade staircase rises from the reception hall to the galleried landing.

## GALLERIED LANDING

Opening off the galleried landing are the principal bedrooms.

## MASTER BEDROOM

18'9" x 17'9"

With views over the garden and countryside beyond. Central heating radiator. French doors open from the bedroom onto the balcony around which a contemporary glass balustrade runs.

## DRESSING ROOM

With hanging rails running along both sides.

## DRESSING/COT ROOM

9'7" x 7'0"

There is a bank of fitted wardrobes running along one wall. Central heating radiator.

## EN-SUITE

A luxurious en-suite with contemporary free standing bath. Double porcelain sink unit by "Villeroy and Boch" double sized shower enclosure and traditional style towel rail. Tiled floor with electric under floor heating and tiling to splash backs.

## GUEST BEDROOM

15'7" x 13'6" max

Overlooking gardens and countryside beyond. With a bank of fitted wardrobes and central heating radiator.

## EN-SUITE.

Corner shower enclosure with rainfall and hand held shower fixtures. Wash hand basin with a mosaic splash back, low flush lavatory, traditional towel rail. Airing cupboard housing hot water cylinder.

## BEDROOM THREE

11'8" x 11'3"

A good sized double bedroom with Central heating radiator.

## EN-SUITE

Shower enclosure, low flush lavatory, wash hand basin.

Engineered oak boarded floor.

## BEDROOM FOUR

13'10" x 11'8"

Coving to ceiling. Central heating radiator.

## BATHROOM

A traditional free standing bath with clawed feet, corner shower enclosure, towel rail, tongue and groove panelling to the wall and engineered oak boarding to the floor.

## ON THE SECOND FLOOR

Stairs rise from the first floor to a GALLERIED LANDING.

## LANDING/STUDY AREA

15'3" x 9'8"

This is used as a study area but would also make a teenage sitting area. There are two roof lights and doors to bedrooms five and six.

## BEDROOM FIVE

15'9" max x 13'5"

A really good sized room with a bank of fitted wardrobes. Central heating radiator. (measured to 5' eaves height 21' max)

## BEDROOM SIX

18'8" x 15'7"

Fitted wardrobes and central heating radiator.

## SHOWER ROOM

Shower enclosure, wash hand basin with mosaic splash back and mirror over. Low flush lavatory. Central heating radiator. Roof light.

## OUTSIDE

Glebe House is on an exclusive gated development. The property is approached through electric gates and along a shared private drive to a stoned courtyard opening onto which is the DOUBLE GARAGE.

## THE GARDEN

The house is slightly elevated and consequently there are exceptional South facing views from the terrace which runs along the back of the house. The garden is principally lawned with a wall running down the East and West boundaries. A small area of land designated as paddock has been included.





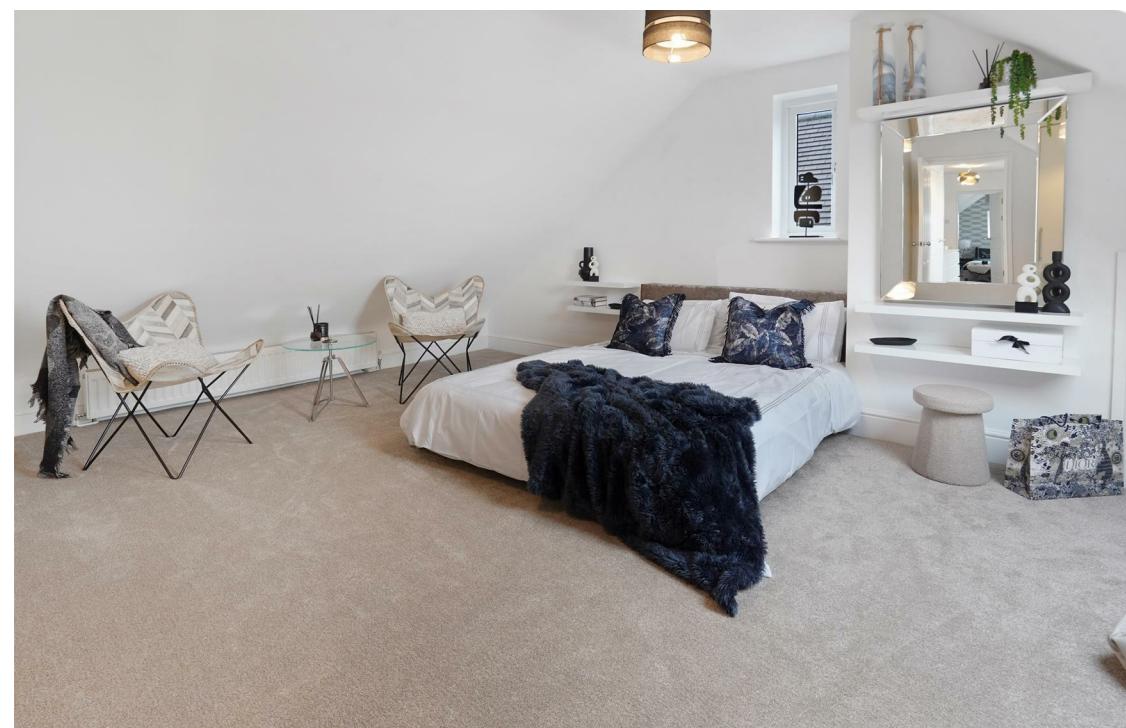














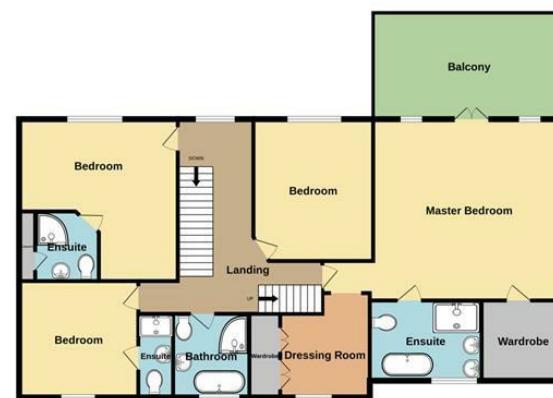




Ground Floor



1st Floor



2nd 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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