



**Church House 13 Barkestone Lane, Plungar,  
Leicestershire, NG13 0JA**

**Chain Free £950,000**

**Tel: 01949 836678**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Substantial Detached Family Home
- Additional Part Converted Outbuildings
- 5 Bedrooms
- 3 Bath/Shower Rooms
- Wonderful Open Views
- Lying In The Region of 4,000 Sq.Ft.
- Garaging & Electric Gated Driveway
- 4 Receptions
- Plot Approaching 1/3 Acre
- No Upward Chain

A rare opportunity to purchase a homely, detached, traditional home of generous proportions, sympathetically converted by the owners 30 years ago from an original 1800s period barn and significantly extended to create spacious accommodation which lies in the region of 4,000 sq.ft. Additional outbuildings provide further guest or office suites, adding to the versatility of this truly unique home.

The property occupies a well proportioned, established plot lying in the region of 0.32 of an acre, set well back from the lane behind an electric gated frontage with ample parking and well maintained gardens to three sides. The gardens are well stocked with a variety of mature trees and shrubs and afford both a pleasant open outlook across to adjacent fields and the Belvoir escarpment to the south as well as delightful views across to the pretty Grade II listed 13th century St Helen's Church situated next door.

Internally this home offers a considerable level of versatility boasting four main reception rooms plus a conservatory, a well proportioned farmhouse style kitchen with electric Aga and utility off, cloak room and separate WC. To the first floor there are five well proportioned bedrooms, three of which are ensuite, an additional dressing room and a large family bathroom.

There may be some cosmetic updating required based on today's requirements but the property is well maintained and presented throughout with replacement double glazed windows and gas central heating.

As well as the internal accommodation the property also offers a range of outbuildings. A "dovecote" contains a stable, currently used as storage, with a converted guest suite above which includes a double bedroom and ensuite, creating a useful detached space away from the house, perfect for teenagers or guests. In addition is a larger outbuilding, the "bothy", which extends to approximately 1,000 sq.ft. and provides a two storey, traditional brick building which is part converted and has been previously utilised as an office/workshop with WC. This offers immense potential for creation of an annex space, perfect for teenagers, elderly parents, guests or a home office or games room. In addition there is a further brick built garage and workshop and a further attached garage to the rear.

The property offers excellent transport links to local grammar schools with dedicated buses from directly outside.

Overall this is a wonderful opportunity to purchase a truly individual, well proportioned home with further potential, situated within this pretty Vale of Belvoir village with stunning open aspects. In addition the property is offered to the market with no upward chain.

### **PLUNGAR**

Plungar lies in the Vale of Belvoir and has amenities including public house and village hall. There is a primary school in the nearby village of Redmile and further amenities can be found in the larger village of Bottesford and the market town of Bingham, including shops, secondary schools, pubs and restaurants and railway station. The village is convenient for travelling via the A52, A46 and A1.

The nearby historic market town of Grantham offers a wide range of amenities including restaurants and cafes, shops and leisure facilities as well as highly regarded schools including the King's School (KGGs) and High School for Girls. The pick up point for school buses is immediately outside the property making it ideal for students commuting into Grantham. In addition Grantham offers excellent road links via the A1 and A52 but also high speed rail link to London King's Cross in just over an hour.

AN ENCLOSED STORM PORCH LEADS TO THE MAIN ENTRANCE DOOR AND, IN TURN, INTO:

### **MAIN ENTRANCE HALL**

36'7" max x 27'6" max (11.15m max x 8.38m max)

A generous entrance hall incorporating a further inner hallway with access into the rear garden and, in turn, the main rooms. The initial area having oak effect flooring, deep skirtings and architraves, three central heating radiators concealed behind feature covers and, in turn, further doors leading to:

### **DINING ROOM**

18'7" x 13' (5.66m x 3.96m)

A well proportioned reception currently utilised as formal dining having oak flooring, deep skirtings, dado rail, corniced ceiling with inset downlighters, double glazed window and a pair of double doors leading through into:

### **MAIN SITTING ROOM**

32' x 19' (9.75m x 5.79m)

A particularly well proportioned, light and airy space benefitting from a dual aspect with double glazed windows to the front and rear and French doors into the rear garden. The focal point to the room is a chimney breast with a feature fire surround and mantel, slate hearth, inset open fire and large, arched, display alcoves to the side. In addition the room having corniced ceiling, deep skirtings, inset downlighters to the ceiling and a further door leading through into:

### **INNER HALLWAY**

Having a spindle balustrade staircase rising to the first floor landing and further doors leading to:

## KITCHEN

19'4" x 13'11" (5.89m x 4.24m)

A well proportioned, farmhouse style, kitchen large enough to accommodate a central dining area and providing a generous family space well appointed with a generous range of bespoke wall, base and drawer units with oak and hand painted door fronts; granite preparation surfaces with undermounted sink unit with chrome mixer tap; the focal point to the room being an exposed brick chimney breast with inset Aga range; further integrated appliances including Neff hide n slide oven, Neff ceramic hob over, dishwasher and under counter fridge; beamed ceiling with inset downlighters, double glazed windows to two elevations and a further door leading through into:

## UTILITY ROOM

10'10" x 6'4" (3.30m x 1.93m)

A useful space fitted with a generous level of storage, having both wall, base and drawer units, laminate work surface with inset ceramic sink and drain unit, plumbing for washing machine, space for free standing fridge freezer and exterior door into the garden.

Returning to the main entrance hall further doors lead to:

## DRAWING ROOM

18'9" x 12'6" into alcove (5.72m x 3.81m into alcove)

A further versatile reception space which links through into the addition of a conservatory at the rear and provides a cosier reception space, ideal as a second sitting room having chimney breast with ornate fire surround and mantel, slate hearth and inset gas flame coal effect fire; alcoves to the side with built in shelved dresser units, deep skirtings, inset downlighters to the ceiling, double glazed window and French doors leading through into:

## CONSERVATORY

13'9" max x 12' max (4.19m max x 3.66m max)

A useful addition to the property providing a further versatile reception space; flooded with light having a double glazed central lantern, further windows overlooking a courtyard garden at the rear, tiled floor and French doors.

## STUDY

9'9" x 11'2" (2.97m x 3.40m)

A versatile reception which could be utilised for a variety of purposes but makes an excellent home office, perfect to today's way of working; having a built in dresser unit providing a good level of storage, deep skirtings and double glazed window.

## CLOAK ROOM

7'5" x 6'5" (2.26m x 1.96m)

A useful space providing an ideal area for cloak storage; having oak effect flooring, traditional style washbasin, double glazed window to the side and a further door leading through into:

## WC

7'5" x 3'5" (2.26m x 1.04m)

Having a mid flush WC and double glazed window.

RETURNING TO THE INNER HALLWAY A GEORGIAN STYLE SPINDLE BALUSTRADE STAIRCASE RISES TO:

## FIRST FLOOR GALLERIED LANDING

Having two double glazed windows overlooking the rear garden, access to loft space above, central heating radiator concealed behind a feature cover and, in turn, further doors leading to:

## BEDROOM

18'5" x 12'6" max (5.61m x 3.81m max)

A well proportioned double bedroom benefitting from ensuite facilities; having a dual aspect with double glazed windows to the side and rear, deep skirtings and a further door leading through into:

## ENSUITE SHOWER ROOM

6'8" x 4' (2.03m x 1.22m)

Having a three piece suite comprising shower enclosure with bifold screen and wall mounted electric shower, close coupled WC and pedestal washbasin; wall mounted electric towel radiator.

## DRESSING ROOM

11' x 8'9" into wardrobes (3.35m x 2.67m into wardrobes)

Currently utilised as a dressing room having built in wardrobes but alternatively would make a single bedroom offering a delightful aspect across the property's own garden at the front with fields and the Belvoir escarpment beyond.

## BATHROOM

11' 8'8" (3.35m 2.64m)

A family bathroom which also gives Jack n Jill facilities to the adjacent double bedroom; having a suite comprising panelled bath, separate shower enclosure with wall mounted electric shower, mid flush WC, bidet and pedestal washbasin; chrome towel radiator, further central heating radiator behind a feature cover, double glazed window to the front and a further door giving Jack n Jill access into:

## BEDROOM

17'9" x 14'4" (5.41m x 4.37m)

A further well proportioned double bedroom benefitting from a dual aspect with double glazed windows to two elevations; central beam and deep skirtings.

From this room a further door enters into:

## INNER LANDING

17'11" x 4' (plus 3'9" for storage) (5.46m x 1.22m (plus 1.14m for storage))

Having a good level of integrated storage with built in under eaves cupboards, exposed beams and an open doorway leading through into a further:

## **INNER LANDING**

36'10" x 3'9" (11.23m x 1.14m)

Having wall mounted bookcases, two central heating radiators concealed behind feature covers, part pitched ceiling, two double glazed windows and, in turn, further doors leading to:

## **BEDROOM**

11'10" x 14'6" (3.61m x 4.42m)

A further well proportioned double bedroom having built in wardrobe with overhead storage cupboard, pedestal washbasin, central heating radiator behind feature cover, deep skirtings and double glazed window.

## **BEDROOM**

14' x 11' (4.27m x 3.35m)

A double bedroom also benefitting from ensuite facilities; having deep skirtings, double glazed window and a further door leading through into:

## **ENSUITE BATHROOM**

11' x 4'6" (3.35m x 1.37m)

Having a three piece suite comprising panelled bath with chrome mixer tap and further wall mounted shower over, close coupled WC and pedestal washbasin; double glazed window overlooking the courtyard.

## **BEDROOM**

14'6" x 11' (4.42m x 3.35m)

A further double bedroom having an aspect into the courtyard; built in wardrobe with overhead storage cupboard, pedestal washbasin, deep skirtings, central heating radiator behind feature cover and double glazed window.

## **BATH/SHOWER ROOM**

14'8" x 9'6" (4.47m x 2.90m)

A well proportioned bath/shower room; having a suite comprising shower enclosure with bifold screen and wall mounted electric shower, panelled bath, close coupled, bidet and pedestal washbasin; central heating radiator behind feature cover and double glazed window overlooking the courtyard.

## **EXTERIOR**

The property enjoys a stunning, established and well proportioned plot lying in the region of 0.32 of an acre which benefits from an open outlook to the front across adjacent fields and the Belvoir escarpment beyond. The property is set back behind a walled frontage with electric gate access onto a sweeping gravelled and block set driveway providing a considerable level of off road parking and continues to the side and rear of the property where there is additional parking and garaging. The gardens are well maintained and are stocked with an abundance of mature trees and shrubs with a courtyard style garden at the rear; the property enjoying a pretty outlook across the village church.

## **"THE BOTHY"**

An interesting detached building of generous proportions extending to approximately 1,000sqft, which offers considerable scope and has previously been utilised as an office suite but would make an excellent workshop, storage space, or possibly full conversion to a guest or teenage annex or potential for extended families with dependant relatives (subject to any necessary consents).

A TIMBER ENTRANCE DOOR GIVES ACCESS THROUGH INTO:

## **INITIAL HALLWAY**

10'6" x 4'5" (3.20m x 1.35m)

Having a high pitched ceiling, tiled floor, double glazed window, ledge and brace door leading to a stairwell and a further door leading through into:

## **INNER VESTIBULE**

16'4" x 8'4" min (4.98m x 2.54m min)

Having under stairs storage cupboard, exposed beam to the ceiling, wall mounted washbasin, tiled floor, double glazed window and a courtesy door into:

## **GROUND FLOOR STORE/WORKSHOP SPACE**

16'9" deep x 10'11" (5.11m deep x 3.33m)

A useful space providing an excellent workshop or store; having high ceiling with exposed beams, internal brick and stone work and timber double doors to the front.

## **GROUND FLOOR OFFICE/WORKSHOP**

16'8" x 7'11" (5.08m x 2.41m)

A useful space that has been utilised as a home office; having original brick thrawl, an array of power points, tiled floor, electric heater, exposed beam to the ceiling and double glazed window to the front.

RETURNING TO THE INITIAL HALLWAY A TIMBER LEDGE AND BRACE DOOR GIVES ACCESS INTO A STAIRWELL WITH STAIRCASE RISING TO A FIRST FLOOR LOBBY AND, IN TURN, FURTHER DOORS LEADING TO:

## **FIRST FLOOR WORKSHOP/STORE**

17'6" x 17' (5.33m x 5.18m)

A well proportioned space which could offer scope for conversion into a bedroom subject to necessary consents but would make an excellent gym or home office; having a dual aspect with double glazed windows to the front and rear, exposed beams and brickwork.

## **STORAGE ROOM**

17' x 11' (5.18m x 3.35m)

A further versatile space with great potential; having a first floor cloak room, part pitched ceiling, access to loft space above and double glazed windows to the front and rear.

## **CLOAK ROOM**

3'4" x 3'2" (1.02m x 0.97m)

Having a close coupled WC and wall mounted washbasin.

### LEAN TO GREENHOUSE

13'3" x 5'4" (4.04m x 1.63m)

Attached to the side of "The Bothy" is a UPVC double glazed lean to warm house ideal for horticulture and providing a useful potting shed; having double glazed clear glass roof and side panels, paved floor.

### DOVECOTE

A cute brick and pantiled outbuilding providing a former stable with loft above which has been converted to the first floor to create a useful guest or teenage suite with storage beneath.

### INITIAL FORMER STABLE

16' x 13' (4.88m x 3.96m)

Providing an initial useful storage area which has been subdivided to create a log store; having beamed ceiling, cold water supply and double glazed window to the side.

An exterior staircase rises to:

### FIRST FLOOR BEDROOM/OFFICE SPACE

12'11" x 15'9" (3.94m x 4.80m)

A versatile space which has been utilised as a guest room but would be ideal for teenagers or an additional first floor office space. The main space potentially providing a generous double bedroom with ensuite facilities; having central king post and truss, pitched ceiling with exposed purlins, electric heater, double glazed window to the side and a further door leading through into:

### ENSUITE SHOWER/CLOAK ROOM

6'5" x 4'6" (1.96m x 1.37m)

Having a tiled shower enclosure with wall mounted electric shower, close coupled WC and wall mounted washbasin with Triton electric heater providing hot water.

### GARAGE

14'7" x 12'3" (4.45m x 3.73m)

A brick and pantiled garage/workshop; having initial double timber ledge and brace doors leading into an initial workshop/potential garage space with power and light, multi paned window to the side and a further door leading through into:

### BOILER ROOM

10'9" x 7' (3.28m x 2.13m)

A useful storage/workshop space which encompasses the Vaillant gas central boiler; having pitched roof, window to the side and an open doorway leading through into a further:

### WORKSHOP/STORE

10'9" x 7'4" (3.28m x 2.24m)

Having a pitched roof and timber door to the front.

### SINGLE GARAGE

15' deep x 7'8" wide approx (4.57m deep x 2.34m wide approx)

A single garage attached to the rear of the property providing further storage or workshop space or potentially secure parking for a small vehicle; having timber doors.

### COUNCIL TAX BAND

Melton Borough Council - Band G

### TENURE

Freehold - TBC

### ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

### ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

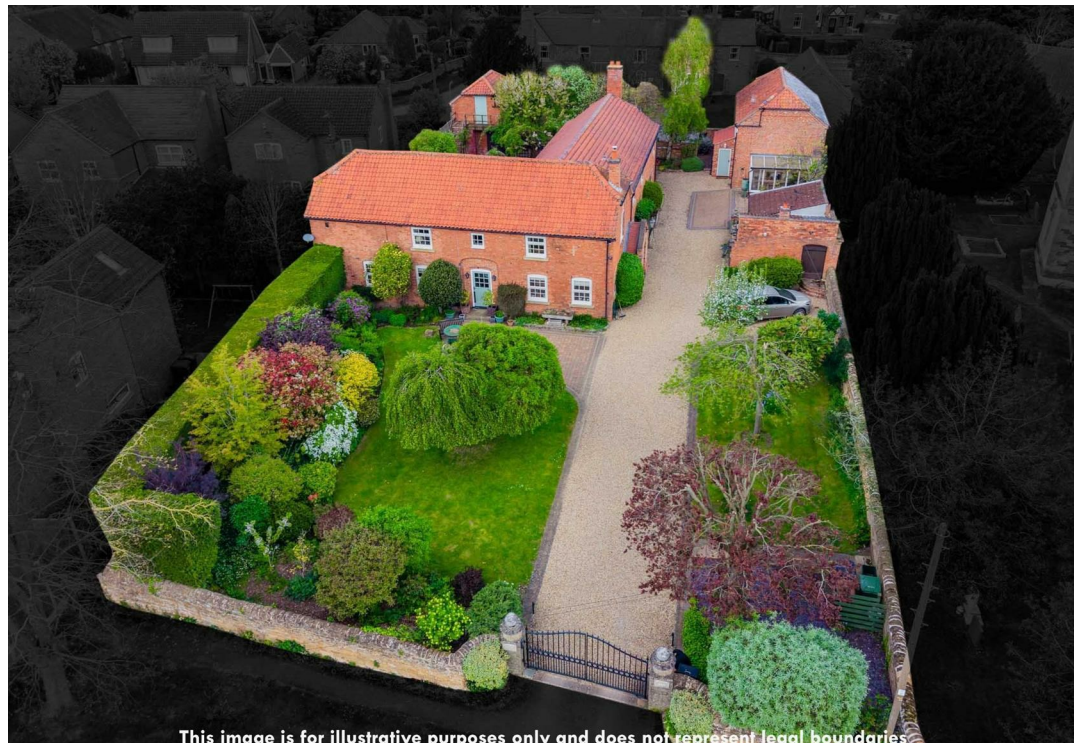
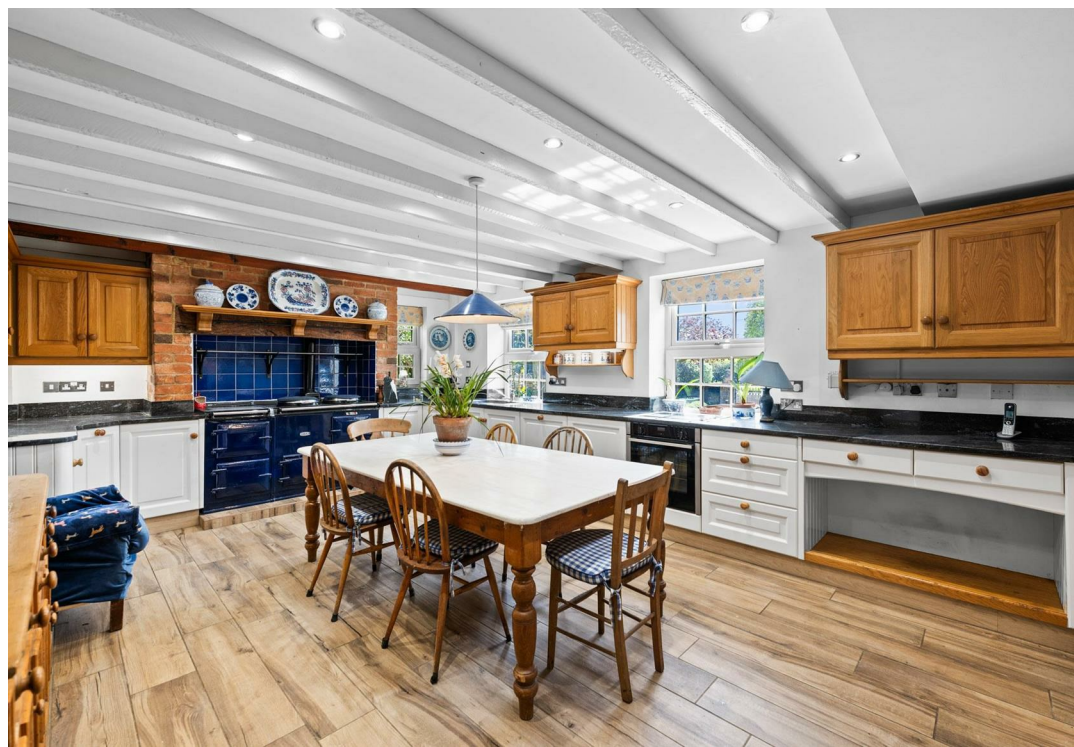
<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

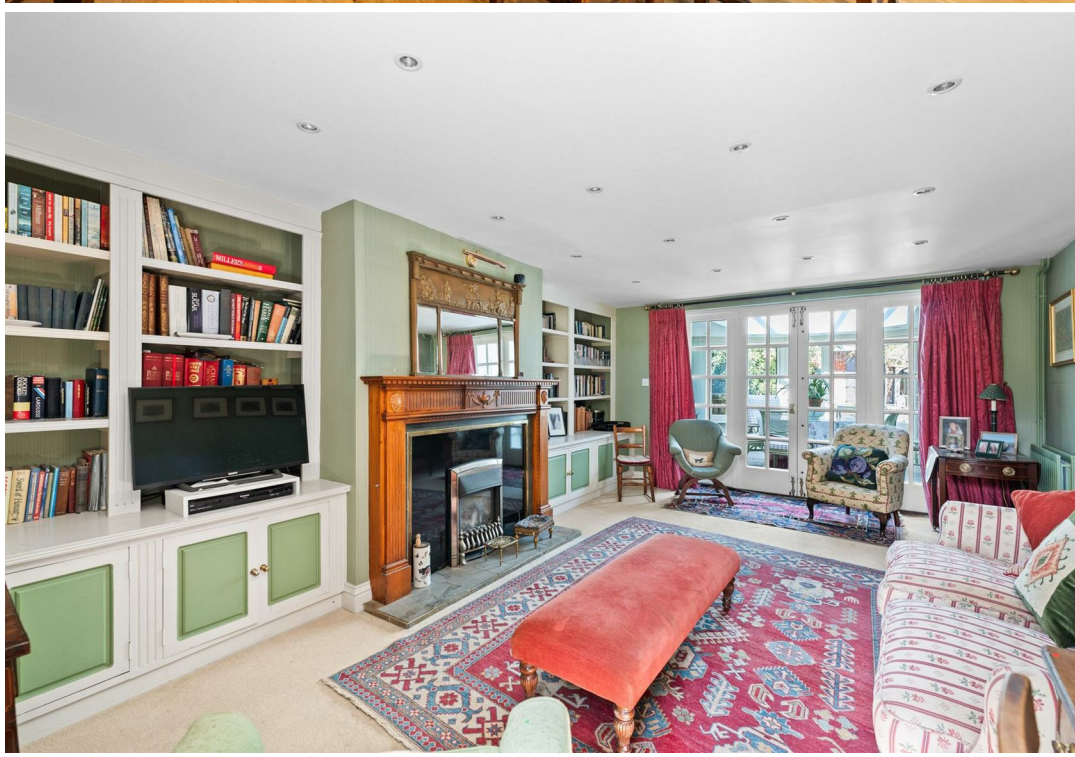
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

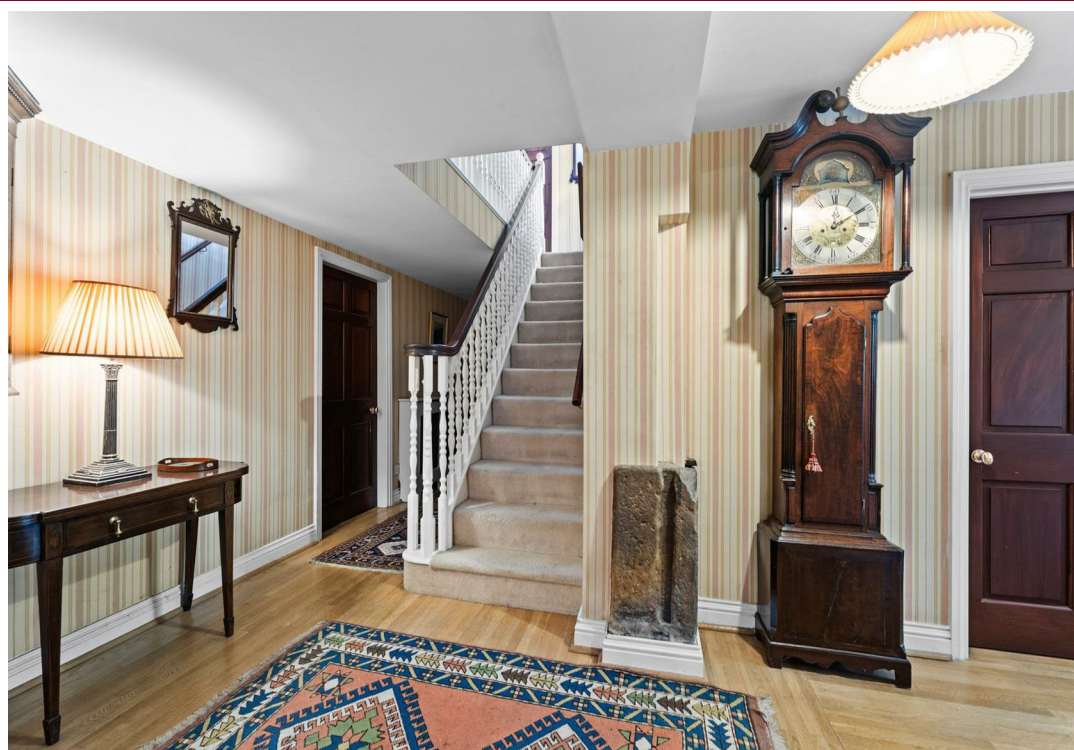


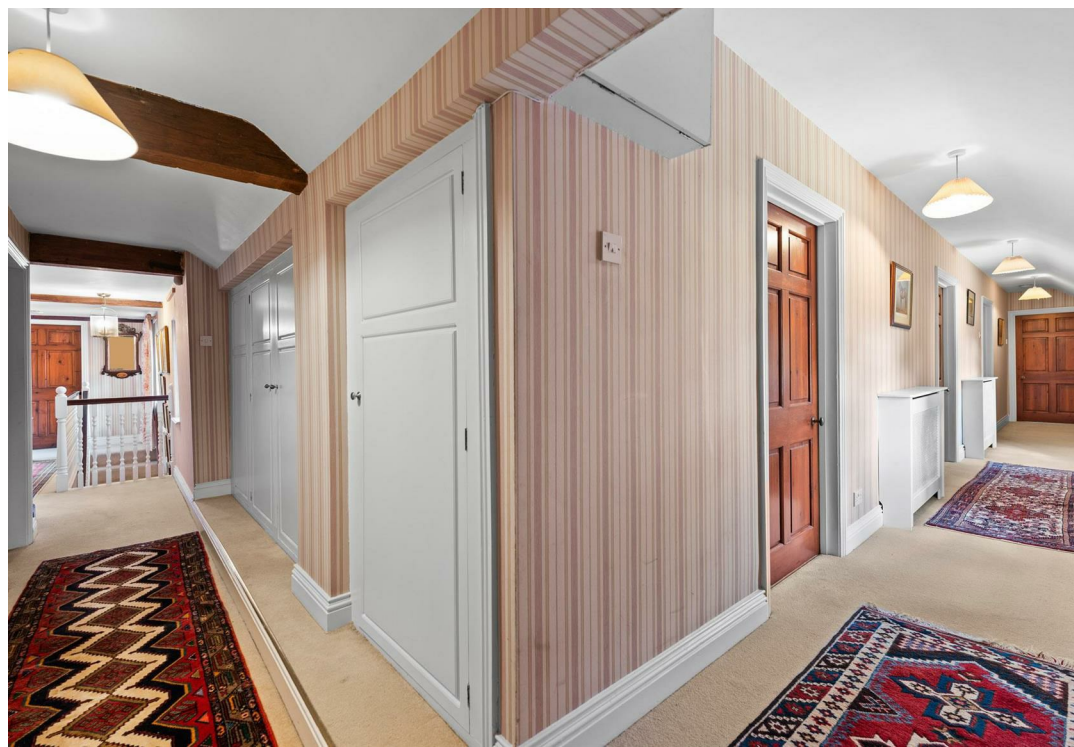
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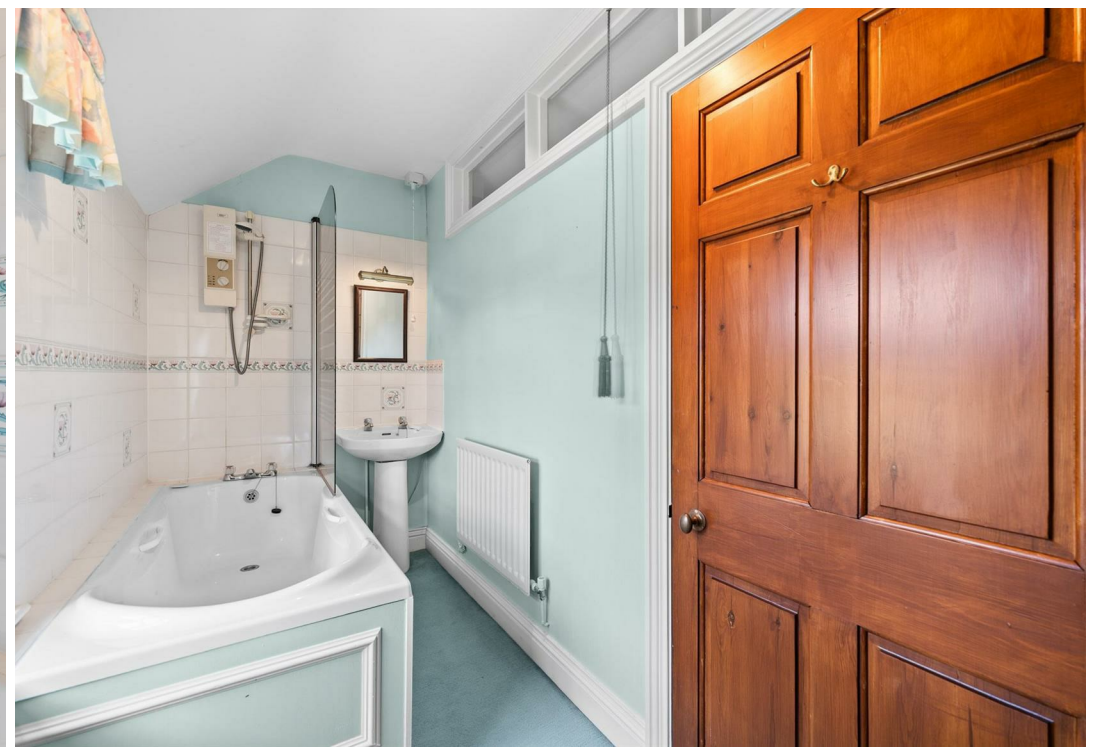
















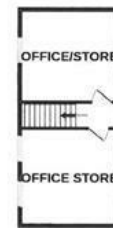
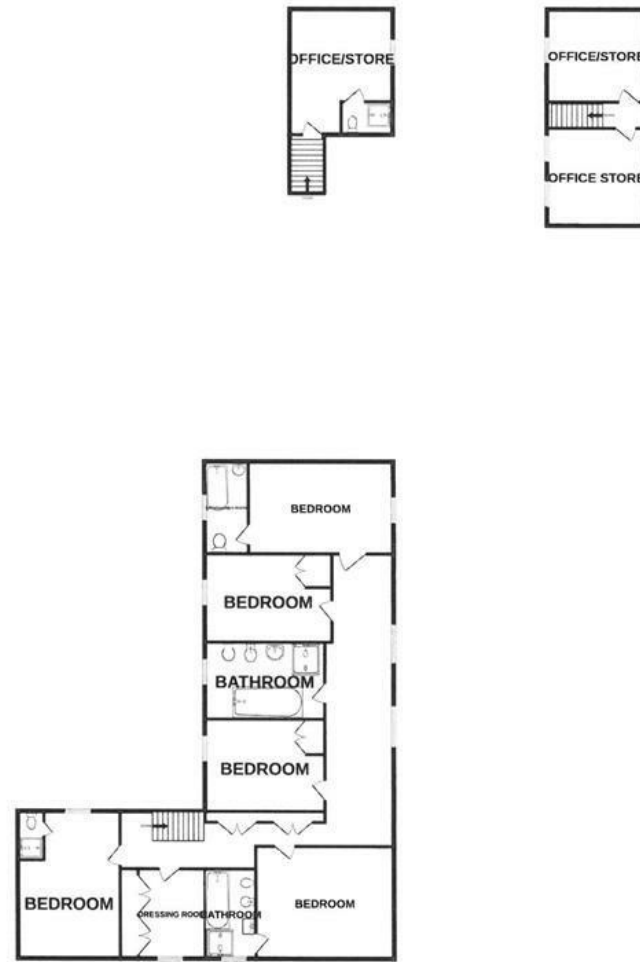




GROUND FLOOR



1ST FLOOR



CHURCH HOUSE, 13 BARKESTONE LANE, PLUNGAR NG13 0JA

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	80
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		



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