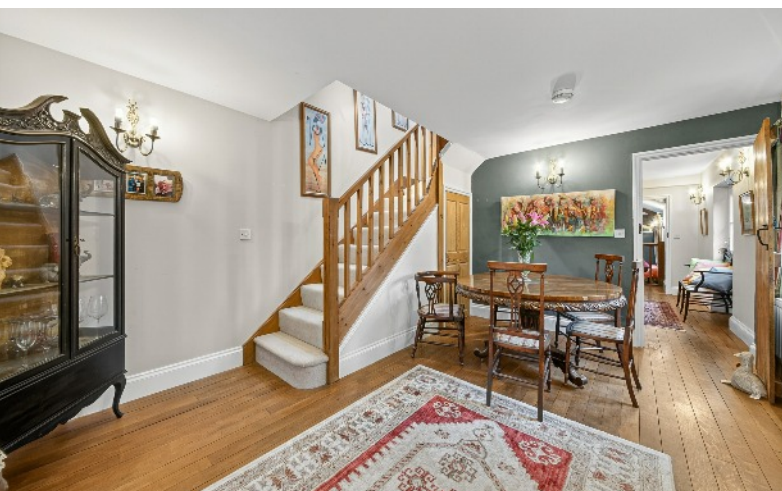


**HENDERSON
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ESTATE AGENTS



**“Period Perfection in a Picturesque
Village!”**



Main Street
Great Bowden
Leicestershire
LE16 7HD



"Period Perfection in a Picturesque Village!"

Situated in the heart of the highly desirable village of Great Bowden, this truly stunning barn conversion offers the perfect blend of old and new with the two barns dating back to 1890 and lovingly converted by the current owners in 2003 to create a truly stunning family home with it's generous proportions, beautiful exposed beams, three double bedrooms and a pretty rear garden!





Property Highlights

Conveniently located within walking distance to two village pubs, café, post office, village hall and church. Market Harborough train station is also within walking distance, offering excellent commuter rail links into London St Pancras within an hour.

Originally two barns dating back to circa 1890 for the farmhouse next door, the two barns were expertly restored and connected in 2003. The original barns retain many original features, with reclaimed timber beams utilised in the connected building to maintain the character and charm of the red brick barns.

Entrance is gained through the beautiful stable front door leading into the deceptively spacious and open plan kitchen/dining/ family room, boasting a wealth of charm with its reclaimed timber beams and underfloor heating adding a modern touch. Dual aspect windows with Velux's to the side elevation flood the room with natural light, with double doors flowing through into the formal living room creating a wonderful entertaining space.

The kitchen area comprises ceramic tiled flooring with underfloor heating, a host of eye and base level shaker-style fitted units, quartz work surfaces, an inset stainless steel one and a half bowl sink, an integrated dishwasher, space for a range-style cooker and space for an American-style fridge/freezer.



Property Highlights

Separate utility room comprising tiled flooring with underfloor heating, eye and base level fitted units, roll top work surfaces, a composite one and a half bowl sink, space for a washing machine and tumble dryer, a Velux window injecting natural light, and a wall-mounted combi boiler fitted in 2021.

Formal living room in the first of the original barns dating back to 1890 and boasting a stunning open fireplace with a reclaimed marble surround, a window to the front elevation, an original arched window to the rear elevation, access to the under-stair storage cupboard, exposed timber beams and stairs flow up to the first floor.

The main bedroom is situated on one of the two first floors, with its own staircase and boasts dual aspect windows with two Velux windows to the rear elevation flooding the room with natural light. A fitted timber wardrobe provides additional storage and a well-appointed en suite comprises vinyl flooring, fitted storage and a white three-piece suite.

Three timber steps lead up from the kitchen/dining/family room into the rear hall with a door out to the garden and access to the guest WC and a bathroom. The bathroom comprises a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.



Property Highlights

Second reception room featuring stunning solid timber flooring with underfloor heating and an additional radiator, access to the under-stair storage cupboard and open through to the garden room.

The second of the first floors features two double bedrooms and a spacious storage cupboard on the landing. The second bedroom benefits from dual aspect windows, with the third boasting triple aspect windows and a window overlooking the fields beyond.

Stunning garden room comprising ceramic tiled flooring, views out over the rear garden and French doors leading out to the rear patio, offering the perfect space to use on the warm summer evenings.





Outside

Neatly tucked away from the main road, the property features a block paved driveway providing off road parking for two to three cars. A shared access drive flows around to the side of the property and tucked away behind timber gates, a paved patio flows up to the front door, covered by a beautiful, reclaimed timber porch. The paved patio provides a multitude of seating areas, and a brick-built store provides log storage, perfect for the open fire in the living room. Steps lead up to a cobblestone path flowing past a well-maintained lawn area with a host of mature shrubbery and well stocked planted borders. Leading from the garden room doors is a further patio, providing the ideal space to sit out and entertain with family and friends. To the rear of the garden the lawn flows up with continued planted borders, mature trees, a greenhouse and a garden shed.

Measurements

Living Room

6.48m x 4.78m (21'3" x 15'8")

Dining Area

9.37m x 4.04m (30'9" x 13'3")

Kitchen Dining Area

9.37m x 4.04m (30'9" x 13'3")max

Utility

2.95m x 1.93m (9'8" x 6'4")

Bathroom

2.31m x 1.93m (7'7" x 6'4")

WC

1.93m x 1.19m (6'4" x 3'11")

Second Reception Room

4.29m x 3.61m (14'1" x 11'10") max

Garden Room

3.73m x 3.61m (12'3" x 11'10")

Main Room

4.78m x 3.48m (15'8" x 11'5")max

En Suite

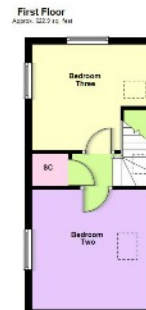
2.54m x 1.93m (8'4" x 6'4")

Bedroom Two

3.61m x 3.58m (11'10" x 11'9")

Bedroom Three

3.58m x 3.15m (11'9" x 10'4")max



TOTAL AREA APPROX. 192.0 SQ. M.

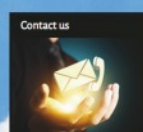
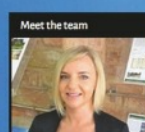


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