


# The Barn

ROSE YARD, KIBWORTH HARCOURT, LEICESTERSHIRE

A chic, move-in ready home made for young professionals, downsizers or those seeking a lock up and leave. This property perfectly combines a period property with character features and modern open-plan living with high-end finishes, underfloor heating, and sleek appliances. It boasts two spacious double bedrooms (including a vaulted master), a landscaped low-maintenance garden, and off-street parking making this the perfect balance of style, comfort, and convenience in a sought-after village.

Amtico herringbone flooring downstairs & underfloor heating • HIVE heating system, alarm, and custom designed European fitted kitchen • Open-plan living, & Crittall style windows and doors • Bosch & Siemens appliances • Utility with washer/dryer space & guest WC • Master bedroom with vaulted ceiling & fitted wardrobe • Second bedroom with mirrored wardrobes • Bathroom • Two off road parking spaces • Landscaped low maintenance garden

## Accommodation

The entrance hall is laid with Amtico wood-effect flooring in a herringbone pattern, continuing seamlessly throughout the ground floor. Underfloor heating ensures comfort in every room. An elegant uPVC front window and a high security composite front door frame the hallway, beneath which a discreet storage cupboard offers practicality. Exposed wooden beams overhead are accentuated by recessed spotlighting, creating both warmth and character. The property features a HIVE heating system with separate zones enabling upstairs and downstairs to be heated separately, and an integrated alarm system.

To the right lies the living space, flowing openly across the ground floor. Front-facing uPVC windows allow natural light, while uPVC “Crittle” style French doors lead out to the garden. A wall mounted television point, matching beams, and the same high-quality flooring used in the hallway ensure visual consistency and elegance throughout.

The kitchen is fitted with off-white base and eye level wall units, topped with warm wood-effect work surfaces. Appliances include a Bosch fridge/freezer, a built-in Bosch oven and microwave, Siemens induction hob with extractor, Bosch integrated dishwasher, and a stainless-steel sink with drainer. A utility area off the kitchen provides plumbing for a separate washer and dryer and shares the same cabinetry, with one housing the boiler. Spotlights illuminate the space, and a separate guest WC, has matching flooring and spotlights, and completes the downstairs arrangements.

Upstairs, the striking landing features an electric Velux window, exposed beams and metalwork, a cast-iron radiator, plush carpeting, and a versatile space suitable for a small desk or reading nook. The master bedroom is a generously proportioned double with upfront uPVC window, cast-iron radiator, fitted wardrobe, vaulted ceiling with exposed wood and metal framework, and carpeting underfoot.

The second bedroom is also a double, carpeted and fitted with sliding mirrored wardrobes, cast-iron radiator, and the same dramatic ceiling treatment as the master. The family bathroom features wood-effect laminate flooring, an electric Velux window, full-height white tiling, a waterfall shower over a bath, a stylish wash basin with storage, and exposed beams that add character and charm.

## Outside

Externally, two vehicles may be parked on the driveway, with additional space to the side of the property. There is a handy communal bin store and external tap.

The garden is beautifully landscaped with a patio entertaining area, low maintenance artificial lawn, bordered by raised planted beds, flanked by contemporary black fencing, and enclosed by a finishing garden wall at the rear, an ideal sanctuary for both entertaining and relaxing.







Location
Tucked just off the A6, within the sought-after village of Kibworth Harcourt, and its Conservation Area, this property enjoys the best of both worlds; vibrant village living with easy access to beautiful South Leicestershire countryside, and excellent transport links. The village itself is brimming with charm, offering boutiques, GP surgeries, shops, a delicatessen, butcher's, popular public houses and restaurants, plus local country footpaths for scenic walks, open spaces, playgrounds, tennis courts and a MUGA (multi use games area) and a host of sports clubs including tennis, golf, bowls, and cricket. For a wider selection, the nearby market town of Market Harborough offers a bustling mix of independent boutiques, high street shopping, a theatre, leisure centre, Waitrose and other supermarkets, plus a wide choice of restaurants, pubs, and wine bars.

Tenure: Freehold, with a Residents Management Company for the upkeep of communal areas of Rose Yard and Crown House. Annual cost £TBC
Local Authority: Harborough District Council  Tax Band: D
Listed Status: Not Listed. Converted in 2020
Warranty: Remainder of warranty (Global Home Warranties Ltd) available to 2030
Conservation Area: Yes, Kibworth Harcourt Conservation
Services: The property is offered to the market with all mains services,  gas-fired central heating and wet underfloor heating.
Meters: Electric & Gas Smart Meters, and a Water Meter
Broadband delivered to the property: FTTP
Non-standard construction: Believed to be of standard construction
Wayleaves, Rights of Way & Covenants: Yes
Flooding issues in the last 5 years: None
Accessibility: Two storey dwelling, no accessibility modifications
Planning issues: None
Satnav Information: The property's postcode is LE8 0XU, and house number 10.
















Floor 1



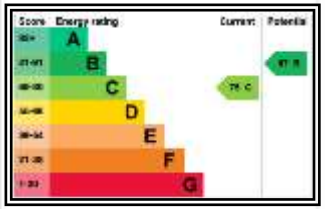

Floor 2

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**Approximate total area**(1)

74 m²

796 ft²




(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamessellicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamessellicks.com

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