



# Packington Nook Lane Ashby-De-La-Zouch

- Exceptional country residence
- Approximately five and a half acres
- Characterful interiors with exposed timbers
- Impressive vaulted kitchen and dining room
- Three bedrooms and three reception rooms
- Extensive private gardens and paddock land
- Sweeping driveway and generous courtyard
- Idyllic rural setting near Ashby-de-la-Zouch
- EPC Rating E / Council Tax Band G / Freehold

Alexanders are delighted to bring to market this exceptionally rare country residence, occupying a private plot extending to approximately five and a half acres, including paddock land, in a delightful rural setting along Packington Nook Lane. Within walking distance of the historic market town of Ashby-de-la-Zouch, Middle Barn combines the tranquillity of the countryside with the convenience of nearby amenities, offering a truly distinctive opportunity for those seeking space, privacy and versatility.

The attractive detached barn conversion provides characterful accommodation arranged over two floors, with exposed structural timbers, vaulted ceilings and a flexible layout comprising three bedrooms and three reception areas. Beyond the residence, the established gardens, extensive paddock land and impressive collection of outbuildings, including stabling, offer considerable appeal for equestrian enthusiasts and those seeking a range of outdoor pursuits.

Adding further to the property's appeal is the exciting potential to extend or reconfigure the existing accommodation and explore alternative uses for the outbuildings, subject to the necessary consents. Properties combining such generous grounds, rural privacy and proximity to Ashby-de-la-Zouch are seldom available, making Middle Barn a particularly special prospect.





### Accommodation:

The accommodation is arranged over two floors, with the ground floor centred around an impressive open-plan kitchen and dining room. A vaulted ceiling with exposed timber trusses creates a wonderful sense of space, complemented by tiled flooring and a comprehensive range of fitted wooden cabinetry providing generous preparation and storage space. The adjoining dining area offers an inviting setting for everyday meals and entertaining alike.

A separate sitting room provides a comfortable reception space, while a further formal dining room offers additional flexibility for family gatherings or alternative uses to suit individual requirements. Completing the ground floor is a generous double bedroom, an entrance hallway and a separate WC.

To the first floor, a staircase rises to a landing serving two further bedrooms, including a particularly spacious main bedroom, together with the family bathroom. Throughout, the property retains the character and charm associated with a traditional barn conversion, with a versatile layout offering scope to adapt the accommodation to suit changing needs.

### Gardens and land:

The grounds are a particularly outstanding feature of Middle Barn, extending to approximately five and a half acres and combining established gardens with extensive, predominantly level paddock land. An impressive sweeping driveway winds through mature trees and landscaped planting before arriving at the residence and its generous gravelled courtyard.

The immediate gardens feature extensive lawns, established borders and a sheltered terrace, providing attractive spaces in which to relax and enjoy the peaceful surroundings. Beyond, the enclosed paddock land is bordered by mature hedgerows and post-and-rail fencing, offering excellent potential for equestrian use, hobby farming or simply enjoying the freedom of such generous private grounds.

A substantial collection of outbuildings further enhances the property's versatility, comprising a detached garage with mezzanine storage, a separate stable block and a substantial barn incorporating additional stabling and storage facilities. These buildings provide an array of practical and recreational possibilities, while the grounds and existing residence offer exciting scope for future enhancement, subject to the necessary planning permissions and other relevant consents.

### Location:

Middle Barn enjoys a peaceful rural position along Packington Nook Lane, within walking distance of Ashby-de-la-Zouch and conveniently placed for the neighbouring villages of Packington and Normanton le Heath.

Ashby-de-la-Zouch offers an excellent range of independent shops, cafés, restaurants and everyday amenities, together with well-regarded schooling and leisure facilities. The surrounding countryside and National Forest provide an abundance of opportunities for walking, cycling and enjoying the outdoors.

For commuters, the A42 provides convenient connections to the wider motorway network, including the M42 and M1, with Leicester, Nottingham, Derby and Birmingham accessible by road. East Midlands Airport is also within convenient reach.

Combining an idyllic countryside setting with substantial private grounds, equestrian facilities and the amenities of a thriving market town close at hand, Middle Barn represents a rare opportunity to acquire a distinctive country home with considerable scope for the future.

### Method of Sale:

The property is offered for sale by Private Treaty.

### Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Tenure:

The property is being sold freehold with vacant possession upon completion.

### Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band G.





**Viewings:**  
Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

**Services:**  
The property is connected to mains electricity, water, and drainage.

Heating is provided by an oil-fired central heating system.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

**Public Rights of Way, Wayleaves & Easements:**  
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

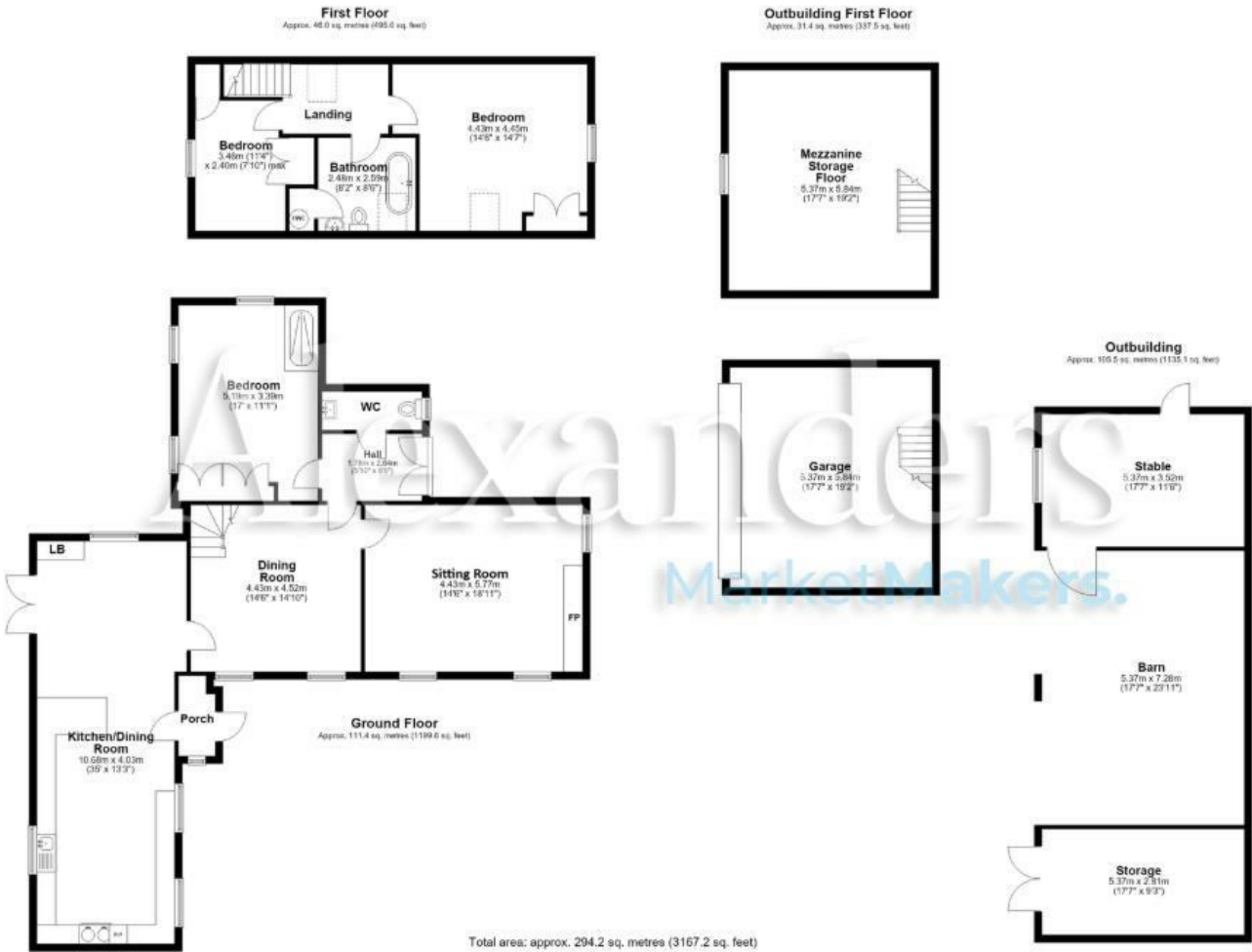
**Plans and Boundaries:**  
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

**Technical Information:**  
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**Money Laundering:**  
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

**General Note:**  
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

**Property Imagery Disclaimer:**  
Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.



### 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                                   | 53      | 66        |
| (21-38) F                                   |         |           |



