



25 School Lane, Harby,  
Leicestershire, LE14 4BZ

Offers In Region Of  
Tel: 01949 836678

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers

A wonderful opportunity to purchase a really interesting detached period barn conversion which over recent years has seen a significant programme of tasteful refurbishment, offering a wealth of character and features expected of a property of its style but combining this with the benefits of contemporary living, including high speed broadband connection.

The property offers a considerable level of accommodation approaching 2000 sq ft which includes an attached fully self contained annexe which could be utilised purely as additional accommodation for extended families, or alternatively for additional income as an AirBnB.

The property is beautifully presented throughout and including the annexe space offers up to four double bedrooms, three main reception areas and three bath/shower rooms as well as an additional cloakroom.

The accommodation comprises an initial entrance hall which leads into a stunning open plan living/dining kitchen with vaulted ceiling and appointed with a generous range of units and integrated appliances and with windows to three elevations. This leads through to a useful utility room with cloakroom off, as well as a study perfect for home working.

An inner hallway leads to a well proportioned main sitting room with exposed brick fireplace and French doors leading out into the southerly facing private garden. This area of the house also offers three double bedrooms, including an especially generous master suite with high vaulted ceiling and an ensuite shower room. There is also a well proportioned family bathroom.

The annexe connects via a secondary hallway and can be utilised as a totally independent space, providing an open plan ground floor reception space with log burner and fitted kitchen, shower room and a galleried landing above providing a double bedroom with inset skylights.

The property occupies a delightful plot deceptive in nature with gardens running to all sides, two driveways including a pebble driveway to the front and block set driveway at

the rear with electric gated access.

The main gardens lie to the east and southerly sides, being generous by modern standards and offering a good degree of privacy having a large lawn and well stocked with established shrubs .

Overall this is a fantastic individual well thought out and tastefully presented mainly single storey home and viewing comes highly recommended to appreciate both the location and accommodation on offer.

The village of Harby lies in the Vale of Belvoir and has amenities including a primary school, general store and garage, village hall and public house. Further facilities can be found in the nearby market towns of Bingham and Melton Mowbray and the village is convenient for travelling via the A52 and A46, Grantham railway station is approx half an hour's drive from where there are high speed trains to London King's Cross in just over an hour.

A TIMBER ENTRANCE DOOR LEADS THROUGH INTO:

### ENTRANCE HALL

11'8 x 9'2 (3.56m x 2.79m)



A pleasant initial entrance hall having dual aspect and offering a wealth of character, large enough to accommodate a seating or study area, exposed beam to the ceiling, multi-pane Yorkshire sliding sash window and exterior door, central heating radiator, deep skirting, oak effect flooring and door to:



### LIVING /DINING KITCHEN

24'10 x 11'6 (7.57m x 3.51m)



A stunning open plan everyday living/entertaining space benefitting from windows to three elevations, having vaulted ceiling with exposed beam. The kitchen is appointed with a range of modern Shaker style units, oak butcher's block preparation surfaces and complementing central island unit with granite work surface, larder unit providing excellent storage as well as central alcove for American style fridge freezer with cold water plumbing, space for free standing gas or electric range with stainless steel chimney hood over, integrated dishwasher, ceramic sink and drainer unit, oak upstands, inset downlighters to the ceiling.



### UTILITY ROOM

9'4 x 5'1 (2.84m x 1.55m)



Having fitted base units complementing the kitchen, butcher's block effect work surface, plumbing for washing machine, space for tumble drier, central heating radiator, double glazed window and door into:

### STUDY

9'9 x 4'8 (2.97m x 1.42m)

A versatile reception space currently utilised as a home office, having pitched ceiling with inset skylight, double glazed window to the side, continuation of the oak effect flooring, central heating radiator, Ideal gas central heating boiler and electrical consumer unit.

### CLOAKROOM

5'5 x 5'2 (1.65m x 1.57m)

Having close coupled wc, vanity unit with inset wash basin, central heating radiator, continuation of the oak effect flooring, double glazed window to the front.

From the entrance hall stone steps lead up into an;



The living area is large enough to accommodate a large dining table or living area with continuation of the oak effect flooring, deep skirting, vertical column radiators, Velux skylight to the ceiling and double glazed windows to the side elevations.

A further door leads through into:

### INNER HALLWAY

25'2 x 3'1 (7.67m x 0.94m)



Having oak flooring, deep skirting, exposed beams to the ceiling, three double glazed windows to the front elevation and ledge and brace door to:

### SITTING ROOM

20'1 max x 14'3 max (6.12m max x 4.34m max)



A delightful well proportioned light and airy main reception benefitting from a dual aspect with multi-pane window to the front and double glazed window and French doors overlooking the rear garden. The focal point of the room is an exposed brick chimney breast with

flagstone hearth and open fire, shelved alcoves to the side, exposed beams to the ceiling, deep skirting, oak flooring, two central heating radiators.



**BEDROOM 1**  
19'10 x 13'0 (6.05m x 3.96m)

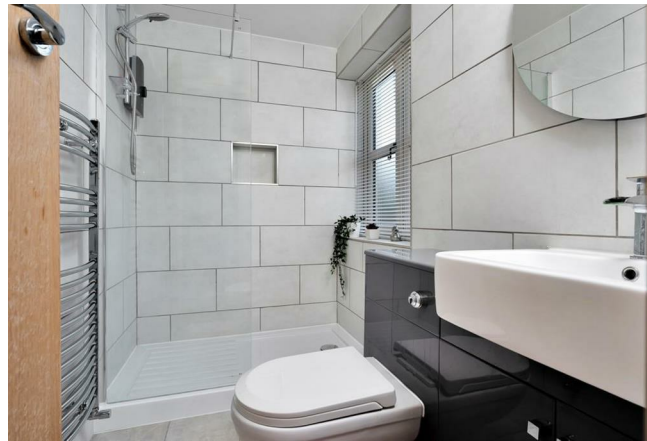


A well proportioned double bedroom having vaulted ceiling with exposed king post, truss and purlin, inset skylights, double glazed windows to the front and rear, two central heating radiators, deep skirting.



Door to:

**ENSUITE SHOWER ROOM**  
8'0 x 4'7 (2.44m x 1.40m)



Appointed with double width shower enclosure with glass screen and wall mounted electric shower, vanity unit with wc with concealed cistern and rectangular wash basin, tiled walls and floor, contemporary towel radiator, inset downlighters to the ceiling and double glazed window to the front.

**REAR DOOR TO HOUSE & ACCESS TO ANNEXE**

7'1 x 3'1 (2.16m x 0.94m)

A secondary entrance hall with composite door and double glazed sidelight, this gives access into an entrance lobby with wood effect flooring, deep skirting, cloaks hanging space, electrical consumer unit and further door giving access into the attached annexe.

From the inner hallway further doors lead to:

**BEDROOM 2**

11'0 x 9'6 (3.35m x 2.90m)



A further double bedroom having exposed beam to the ceiling, central heating radiator, deep skirting, UPVC double glazed window to the rear.

### BEDROOM 3

11'2 x 9'3 (3.40m x 2.82m)



A further double bedroom having aspect to the rear, deep skirting, central heating radiator, exposed beam to the ceiling, access to loft space and UPVC double glazed window.

### BATHROOM

10'10 x 7'11 (3.30m x 2.41m)



A generous room having free standing ball and claw roll top double ended bath with centrally mounted traditional taps, shower enclosure with sliding screen and wall mounted mixer with rose over, R & K Ceramics pedestal

wash basin and wc, tiled splashbacks, combination column towel radiator, deep skirting, exposed beam to the ceiling, inset downlighters and double glazed window to the rear.

### ANNEXE



Adjoining the property and linked by internal doors off the side entrance hall is a fantastic self-contained annexe suite, with its own front and rear doors, which could be utilised in conjunction with the main dwelling as simply additional reception and bedroom space, ideal for extended families. Alternatively as has been utilised, as an AirBnB perfect as a self contained unit for additional income.

### RECEPTION / LIVING KITCHEN

15'8 x 15'6 (4.78m x 4.72m)



Flooded with light benefitting from windows to two elevations as well as inset skylight to a vaulted ceiling. The living area has a log burning stove and the kitchen area is fitted with a generous range of wall, base and drawer units, ceramic hob, vinyl flooring, deep skirting and door to:



## SHOWER ROOM

7'4 max x 6'3 max (2.24m max x 1.91m max)



Fitted with large shower enclosure with electric shower and glass screen, vanity unit with wc and inset wash basin, tiled walls, contemporary towel radiator, inset downlighters to the ceiling.

From the reception area a central staircase rises to a galleried bedroom above and situated in the eaves:

## BEDROOM

12'7 x 10'0 (3.84m x 3.05m)



Pitched ceiling with inset skylights, wood effect flooring and downlighters.

## EXTERIOR



The property occupies a delightful and deceptive plot, set back from the lane behind a walled frontage with fencing over, a gravelled driveway provides ample off road parking with adjacent borders, small lawned area and flagged terrace.

## GARDENS



The gardens run to all sides with additional garden to the east with raised lawn and dwarf brick wall, flagged terrace leading back into the main entrance hall, well stocked borders with established trees and shrubs.



The main garden lies to the southerly side and is generous by modern standards, offering a good degree of privacy and having initial flagged terrace with block set edging and tarmac seating area which formerly provided additional parking. The garden is well stocked with established trees and shrubs, lawn, timber storage shed.





Electric timber double gates give access onto a second block set driveway which leads off Nether Street providing additional secure parking.

#### **COUNCIL TAX BAND**

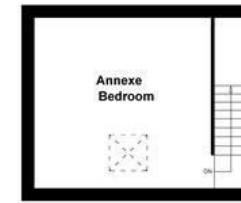
Melton Borough Council - Tax Band E.

#### **IMPORTANT NOTICE**

ENERGY PERFORMANCE CERTIFICATE: If you are intending to purchase the property as a "buy to let" investment, please be aware that proposed legislation changes set to come into force in 2025, requires a property to have an EPC rating of C or above.

#### **TENURE**

The property is Freehold.



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	80
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



*These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01949 836678



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)



Surveyors, Estate Agents, Valuers, Auctioneers