



**The Old Post Office & Little Barn 10 Burden  
Lane, Harby, Leicestershire, LE14 4BB**

**Offers In Excess Of £599,950**

**Tel: 01949 836678**

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



- Detached Period Cottage & Annexe (a lucrative revenue stream)
- 3 Bath/Shower Rooms & Cloak Room
- Contemporary Fixtures & Fittings
- Beautiful Landscaped Gardens
- Pleasant Corner Plot
- 4/5 Bedrooms & 3 Receptions
- Thoughtfully Renovated Throughout
- Both Traditional & Modern Elements
- Double Driveway
- Viewing Highly Recommended

We have pleasure in offering to the market this stunning, individual, detached period cottage with separate two storey brick barn which, combined, provides a fantastic level of versatile accommodation, sympathetically modernised throughout to combine both traditional and contemporary elements.

Together the properties provide over 2,200sq.ft. of accommodation, five bedrooms and three receptions with the main house offering a large open plan living/dining kitchen, ground floor cloak, main bathroom and ensuite to the master bedroom. The Little Barn provides a fifth ensuite bedroom and, to the ground floor, an additional reception area with kitchen off and is currently run as a B&B and provides a lucrative revenue stream.

Each room offers its own individuality with fireplaces and exposed timber complemented by contemporary bathrooms and kitchen, In addition the property is neutrally decorated throughout with double windows and gas central heating and offers a delightful, homely atmosphere expected of a property of its character.

As well as the versatile accommodation the property occupies a delightful, landscaped plot with two driveways providing ample off road parking and gardens to three sides including a south facing rear courtyard garden providing a secluded outdoor space linking back into the main receptions of the house, perfect for everyday living and entertaining. A further courtyard garden to the westerly side gives access out onto the secondary driveway but also leads to "Little Barn" (the annex building) which provides additional accommodation for guests or short term let.

It's worth noting this building did have prior consent to be split from the main cottage, to create a separate dwelling with its own access. Further details can be found on Melton Borough Council's planning portal under reference 11/00614/FUL.

Overall this is a wonderful, individual home, set within a well regarded Vale of Belvoir village with viewing coming highly recommended to appreciate both the accommodation and location.

## HARBY

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.

AN ATTRACTIVE OAK COTTAGE STYLE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

## INITIAL ENTRANCE PORCH

4'7" x 7' (1.40m x 2.13m)

Having cloaks hanging space, attractive pitched ceiling, oak flooring and central heating radiator.

A further open doorway leads through into:

## MAIN HALLWAY

10'11" x 9'4" max (3.33m x 2.84m max)

An L shaped entrance hall having continuation of the attractive oak flooring and exposed beams to the ceiling.

Further cottage latch doors leading to:

## GROUND FLOOR CLOAK ROOM

7'3" x 2'10" (2.21m x 0.86m)

Having contemporary suite comprising WC with concealed cistern and pedestal washbasin with chrome mixer tap and mosaic tiled splash backs, central heating radiator, exposed beams to the ceiling and oak flooring.

## SITTING ROOM

17'3" x 13'7" (5.26m x 4.14m)

An attractive, light and airy reception benefitting from a south westerly aspect to the rear with double glazed French doors leading to a courtyard garden, the focal point to the room being chimney breast with raised flagged hearth, inset solid fuel stove, oak mantle above, alcove with inset Samsung flat screen television and alcoves to the side, attractive Karndean flooring, inset downlighters to the ceiling and central heating radiator.

## DINING ROOM

14'7" x 10'10" (4.45m x 3.30m)

A versatile reception currently utilised as formal dining having aspect to the front, chimney breast with alcove to the side, exposed beams to the ceiling and central heating radiator. A further door leads through into a stairwell and the kitchen.

RETURNING TO THE MAIN HALLWAY AN OPEN DOORWAY LEADS THROUGH INTO:

### INNER LOBBY

Providing a useful initial area having Karndean flooring, inset downlighters to the ceiling, boiler cupboard providing storage as well as housing the underfloor heating manifolds and gas central heating boiler, further walk in under stairs cupboard/pantry providing a good level of storage and leading through into:

### LIVING/BREAKFAST KITCHEN

20'4" x 19'3" (6.20m x 5.87m)

A fantastic, well proportioned, open plan space benefitting from a dual aspect with French doors leading out into a beautifully landscaped courtyard garden which enjoys a south westerly aspect. The kitchen is tastefully appointed with a generous range of Shaker style units providing an excellent level of storage having generous runs of marble preparation surfaces, one with undermounted sink unit with swan neck articulated mixer tap, a further preparation surface provided by a substantial island unit having integral breakfast bar providing informal dining and useful storage beneath, integrated appliances including Rangemaster cooker with integrated induction hob, glass splash back and chimney hood over and dishwasher, space for American style fridge freezer, attractive Karndean flooring and inset downlighters to the ceiling.

A COTTAGE LATCH DOOR RETURNS BACK TO:

### INNER STAIRWELL

Having central heating radiator, double glazed window and staircase rising to a split level landing above. From the initial landing a door leading to:

### BEDROOM 1

15'10" x 12'10" (4.83m x 3.91m)

A well proportioned double bedroom benefitting from ensuite facilities having attractive part pitched ceiling with inset downlighters, built in wardrobes, central heating radiator and double glazed window to the front.

A further cottage latch door leads through into:

### ENSUITE BATH/SHOWER ROOM

12'9" x 5'5" (3.89m x 1.65m)

Having modern suite comprising quadrant shower enclosure with curved sliding double doors and wall mounted shower mixer, tongue and groove effect panelled bath with chrome mixer tap and separate shower handset, WC with concealed cistern, half pedestal washbasin, tiled splash backs with glass mosaic border inlay, contemporary towel radiator and double glazed window.

RETURNING TO THE INITIAL LANDING AND OPEN DOORWAY LEADS THROUGH INTO THE:

### INNER LANDING

14'2" x 2'10" (4.32m x 0.86m)

Having part pitched ceiling, central heating radiator and double glazed window to the side.

Further cottage latch doors leading to:

### BEDROOM 3

10'8" x 11'4" max (3.25m x 3.45m max)

A further double bedroom having aspect to the front, a good range of built in storage with low level cupboards and wardrobe, study area, central heating radiator and double glazed window.

### BEDROOM 4

11'2" x 7'7" (3.40m x 2.31m)

Having aspect to the front with part pitched coved ceiling, central heating radiator and double glazed window.

RETURNING TO THE INNER LANDING A FURTHER DOORWAY LEADS THROUGH INTO A FURTHER:

### LANDING SPACE

6'5" x 4'2" (1.96m x 1.27m)

Having built in airing cupboard and central heating radiator beneath.

Further cottage latch doors leading to:

### BEDROOM 2

18'3" max x 13'7" max (5.56m max x 4.14m max)

A well proportioned L shaped double bedroom which could provide both a sleeping and living area making it perfect for teenagers or, alternatively, could have potential to be separated into two rooms, creating a fifth bedroom. The room benefits from a dual aspect having double glazed windows to the front and rear, built in wardrobes, access to loft space above and central heating radiator.

### SHOWER ROOM

6'3" x 6'6" (1.91m x 1.98m)

Having a modern suite comprising large double width shower enclosure with sliding screen and wall mounted shower mixer having both independent handset and rainwater rose over, close coupled WC, pedestal washbasin with chrome mixer tap and mosaic tiled splash backs, contemporary towel radiator and double glazed window.

## LITTLE BARN

Situated within the grounds is a former period brick pantile barn which has been sympathetically renovated throughout, providing additional living accommodation over two floors and has been utilised as short term holiday let, providing addition income but, alternatively, would make an excellent guest or teenage suite or, simply, an impressive home office. The barn is self contained with the ground floor providing an attractive reception area with log burning stove linking through into a beautifully appointed kitchen having pitched ceiling with inset skylights and, to the first floor, an attractive double bedroom with high vaulted ceiling, Juliette balcony and ensuite facilities.

It's worth noting that planning permission was granted in 2011 by Melton Borough Council for conversion of this building into a separate dwelling, making use of the additional driveway onto Burden Lane and separating it from the main cottage. The barn was obviously converted into unique accommodation, complementing the main house but also demonstrates there could be potential for it to be split off entirely (subject to any additional or renewal of consents), adding to the properties potential. The original application can be found on Melton Borough Council planning portal under reference 11/00614/FUL.

## LITTLE BARN EXTERIOR

A CONTEMPORARY DOUBLE GLAZED FRENCH DOORS IN MAT BLACK WOOD GRAIN EFFECT FINISH LEAD INTO:

## INITIAL RECEPTION AREA

14'8" x 11'9" (4.47m x 3.58m)

A delightful space looking out into the courtyard garden, being part open plan to the kitchen creating an attractive reception area the focal point of which is a raised flag stone hearth with solid fuel stove, the room having wood effect tiled floor, electric heating and staircase rising to the first floor.

An open doorway leads through into:

## KITCHEN

11'9" x 5'1" (3.58m x 1.55m)

Tastefully appointed having a range of fitted base units, attractive hardwood preparation surfaces, inset ceramic sink and drain unit with chrome mixer tap, integrated appliances including CDA ceramic electric hob, Neff combination microwave, space for under counter fridge, continuation of the wood effect tiled floor, pitched ceiling with inset skylights and downlighters and attractive exposed beam.

FROM THE INITIAL RECEPTION AREA A STAIRCASE WITH ATTRACTIVE WROUGHT IRON SPINDLE BALUSTRADE RISES TO THE FIRST FLOOR WHERE THERE IS A DOUBLE BEDROOM WITH ENSUITE FACILITIES.

## BEDROOM

14'4" max x 12'2" (4.37m max x 3.71m)

A attractive room having high pitched ceiling with exposed timber purlins and inset downlighters, high level double glazed window, additional French doors with wrought iron Juliette balcony overlooking the garden of the main house, electric heater and cottage latch door leading into:

## ENSUITE SHOWER ROOM

7'1" x 2'11" (2.16m x 0.89m)

Having contemporary suite comprising shower enclosure with bifold door and wall mounted Mira Sport electric shower, close coupled WC, wall mounted washbasin with chrome mixer tap and mosaic mirror tiled splash backs, shaver point, contemporary towel radiator and inset downlighters to the ceiling.

## EXTERIOR

This fascinating individual home occupies a delightful, thoughtfully landscaped plot which has been designed for relatively low maintenance living, positioned on a corner plot, set back behind an attractive railing frontage with bifold gates leading onto a double width driveway providing hard standing for several vehicles. The remainder of the garden is made over the gravelled and paved low maintenance areas with raised brick borders well stocked with an abundance of shrubs. A courtesy gate gives access into a stunning courtyard garden which benefits from a southerly aspect creating a beautiful sun trap in the summer months having flagged terrace, raised brick borders with established shrubs and stone copings, enclosed by brick walls and contemporary fencing, linking back into both the main sitting room and living area of the kitchen providing a superb outdoor entertaining space. An attractive brick archway leads into the westerly side of the garden where there is a further paved terraced area providing a secluded seating areas with a further courtesy gate linking back into a second driveway leading off Burden Lane. The garden encompasses an attractive aluminium greenhouse with power and light, useful potting shed with Belfast sink, additional brick store/gardener's WC with power and light, two attractive water features , two outdoor weather proof sockets and outdoor lighting.

## HISTORIC PLANNING

It's worth noting that planning permission was granted in 2011 by Melton Borough Council for conversion of this building into a separate dwelling, making use of the additional



driveway onto Burden Lane and separating it from the main cottage. The barn was obviously converted into unique accommodation, complementing the main house but also demonstrates there could be potential for it to be split off entirely (subject to any additional or renewal of prior consents), adding to the properties potential. The original application can be found on Melton Borough Council planning portal under reference 11/00614/FUL.

### **COUNCIL TAX BAND**

Melton Borough Council - Band E

### **TENURE**

Freehold

### **EPC RATING**

Please note that each property has it's own Energy Performance Certificate. Details as follows:

The Old Post Office - EPC Rating D - 66-75

Little Barn - EPC Rating D - 60-95

### **ADDITIONAL NOTES**

We are informed the property is on mains gas, electric, drainage 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>

School Ofsted reports:-

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

Planning applications:-

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















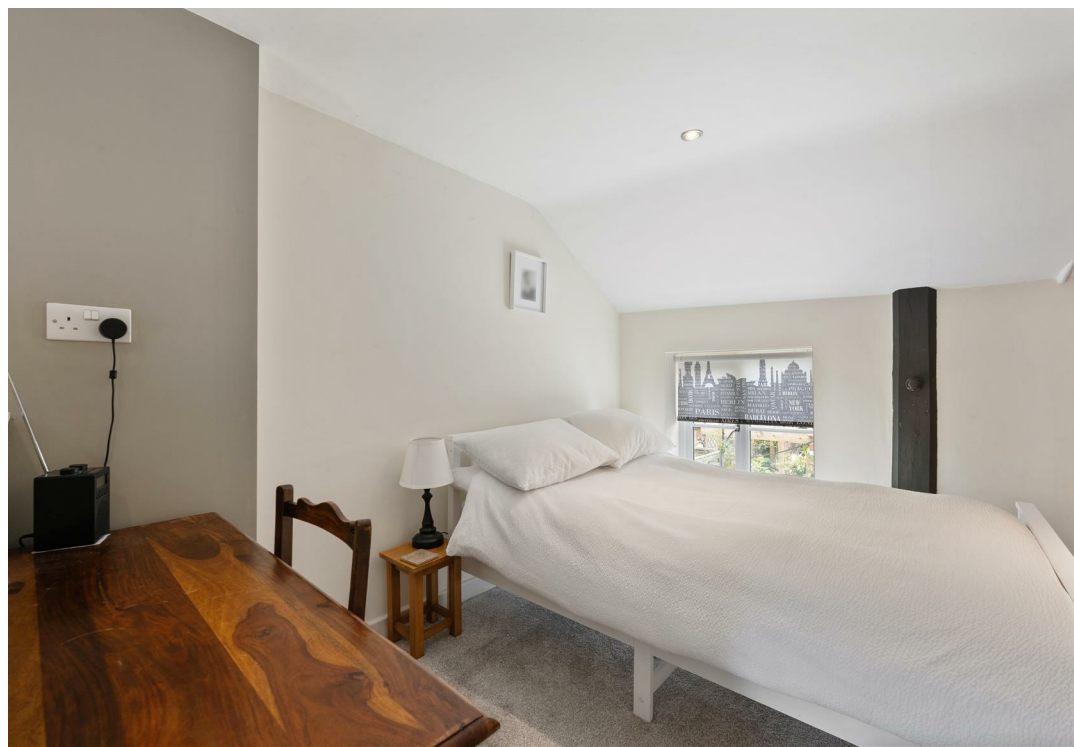
















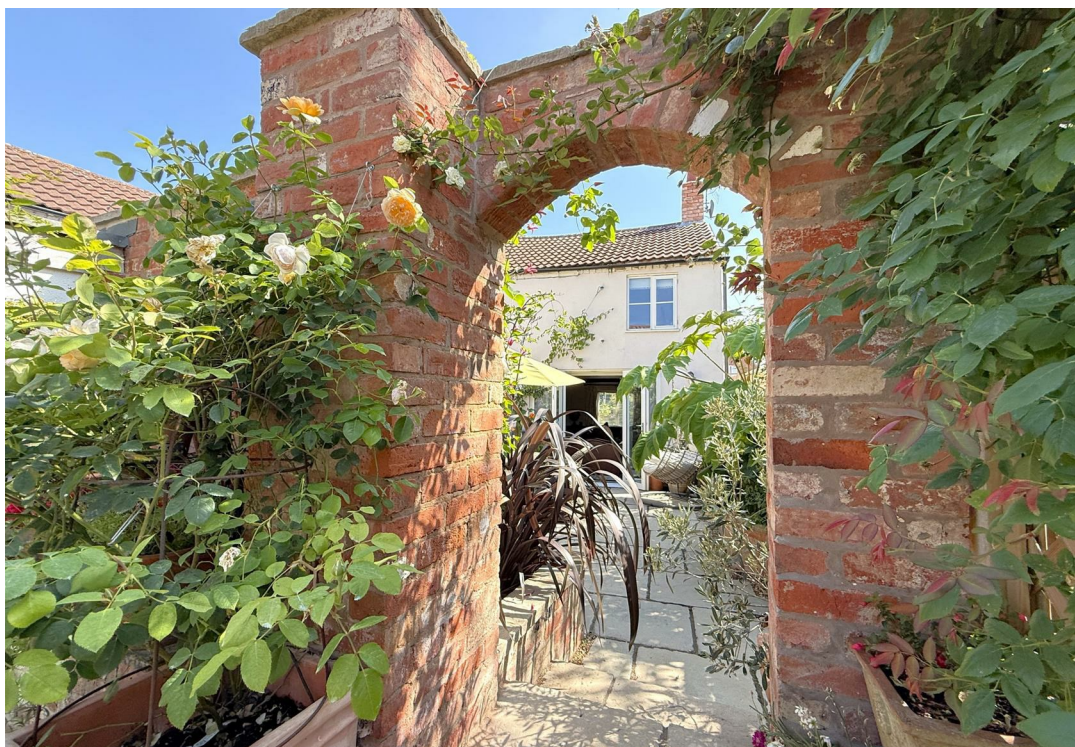






















Approximate Gross Internal Area  
2422 sq ft - 225 sq m



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.

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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		
	66	75
England & Wales		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		
England & Wales		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



**RICS**



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