



ORCHARD HOUSE  
CHURCH LANE, BARSBY

JAMES  
SELLICKS



# “... REMARKABLE, FIVE-BEDROOM FAMILY HOME ...”

Orchard House is a remarkable, five-bedroom family home with spacious and free-flowing accommodation set within generous grounds of approximately 1.5 acres with well-established gardens and extensive outbuildings, all sitting on the edge of the popular village of Barsby with beautiful countryside views.

Breakfast Kitchen • Two Reception Rooms • Oak Orangery • Utility Room, Downstairs Cloakroom • Five Bedrooms • Family Bathroom, Two Ensuites • Double Garage, Extensive Outbuildings • Private Driveway • Well-Established Garden, Approx. 1.5 Acre Plot • Village Location • Countryside Views

## Ground Floor

A spacious entrance hall sits to the middle of the property providing access to the ground floor that in brief consists of a 28 ft. dining kitchen, three generously sized reception rooms, a large utility room and a downstairs cloakroom. The dining kitchen spans the depth of the property with a French door opening out to the rear patio and garden. The kitchen area itself features a comprehensive range of shaker style units with a variety of integrated appliances, space for free-standing appliances, an AGA and a central island with breakfast bar. The large utility room come boot room sits just off the kitchen and offers extensive storage, space for white goods and a stable door leading out to the side of the property.

The accommodation continues with two generously sized reception rooms and a large Oak orangery, each flowing effortlessly into the next, creating the much sought-after open plan feeling. The snug is accessed through double doors from the entrance hall, a spacious room with ample built-in storage and shelving, a stone fireplace with log burner inset and double doors into both of the further reception rooms.

The well-proportioned formal living room has windows on three sides allowing plenty of natural light and has an inset gas flame Dru fire. The orangery sits to the rear of the property, an oak-framed structure with glazing to two elevations, a large roof lantern and a French door opening out to the patio. This room has an opening that flows round into the dining kitchen offering a wonderful space for indoor and outdoor entertaining.



## First Floor

To the first floor there are five bedrooms, two doubles and three singles served by three bath/shower rooms. The impressive master suite has a dual aspect and a vaulted ceiling creating a wonderful sense of space with the addition of its own hallway with built-in wardrobes and beautifully-appointed shower room. There is another large double bedroom with its own ensuite, and a further three bedrooms with either built-in storage or space for that are served by a family bathroom. The bathroom comprises a bath, wash hand basin, low flush lavatory and a heated towel rail.

## Outside

Externally, the property sits on an incredibly generous and well-maintained plot that wraps around it on all sides with wonderful countryside views to the rear. There is a large gravelled driveway with in and out gateways providing ample off-road parking and access to the double garage and outbuildings.

The wonderfully private rear garden is of a substantial size and has been thoughtfully divided into various areas to include a large patio sitting adjacent to the living accommodation. There is a medieval carp pond adding a lovely focal point, while the plentiful lawned areas offer versatility, with some parts neatly mowed for play and relaxation, and others left more wild to encourage local wildlife. The garden also features an orchard, vegetable patch, a greenhouse, an arboretum and the grounds of the property are completed by a paddock and two stables.

The extensive outbuildings include a double garage, a versatile workshop, multiple storage sheds, two stables, and a gym. Whether you're looking to pursue hobbies, accommodate a growing family, or even explore the potential for a home business, this property has it all.

Orchard House is situated on a no through road in a very quiet and secluded position. Set within private, landscaped gardens, this home offers an idyllic rural lifestyle while remaining conveniently close to local amenities and transport links. Don't miss the opportunity to make this exceptional village residence your own.

“... WELL-ESTABLISHED GARDENS  
AND EXTENSIVE OUTBUILDINGS ...”







## Location

Barsby is a peaceful hamlet in rural Leicestershire midway between Leicester, Melton Mowbray and Oakham. This thriving community has its own petanque pitch, an established village green and picturesque country walks. The area is well supplied with pubs, restaurants, shops, and even a regular visit on a Tuesday evening from a Fish and Chip van. There is excellent state and private schooling available for all ages in the area, and a variety of recreational facilities. Barsby is ideally placed for access to Rutland and the nearby Charnwood Forest.

## Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Melton Borough Council – Tax Band F

## Tenure

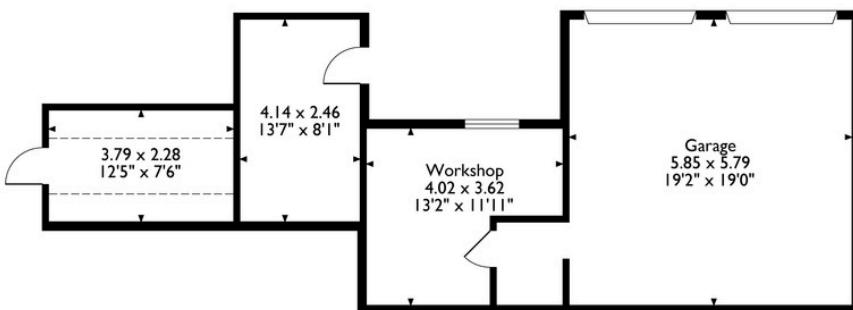
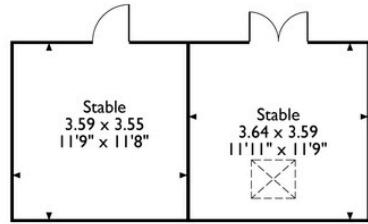
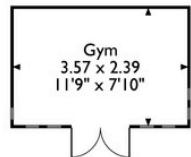
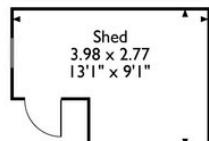
Freehold



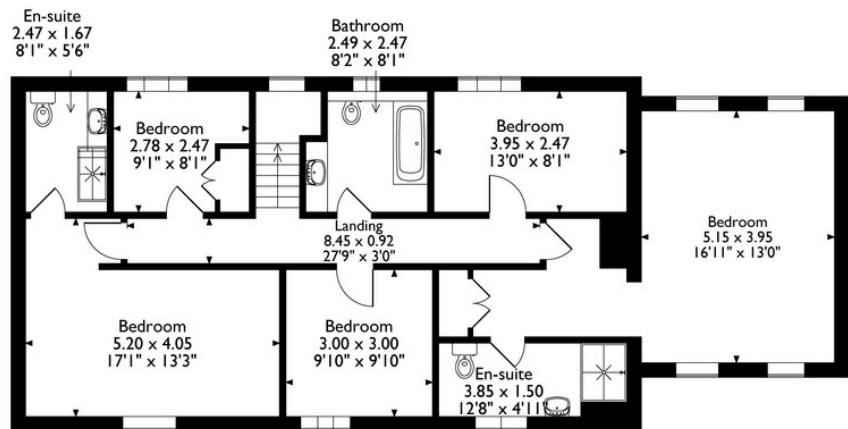
# Orchard House, 3a Church Lane, Barsby, Leicester LE7 4RF

House Total Approx. Gross Internal Floor Area incl. Garage & Outbuildings = **3843 ft<sup>2</sup> / 357 m<sup>2</sup>**

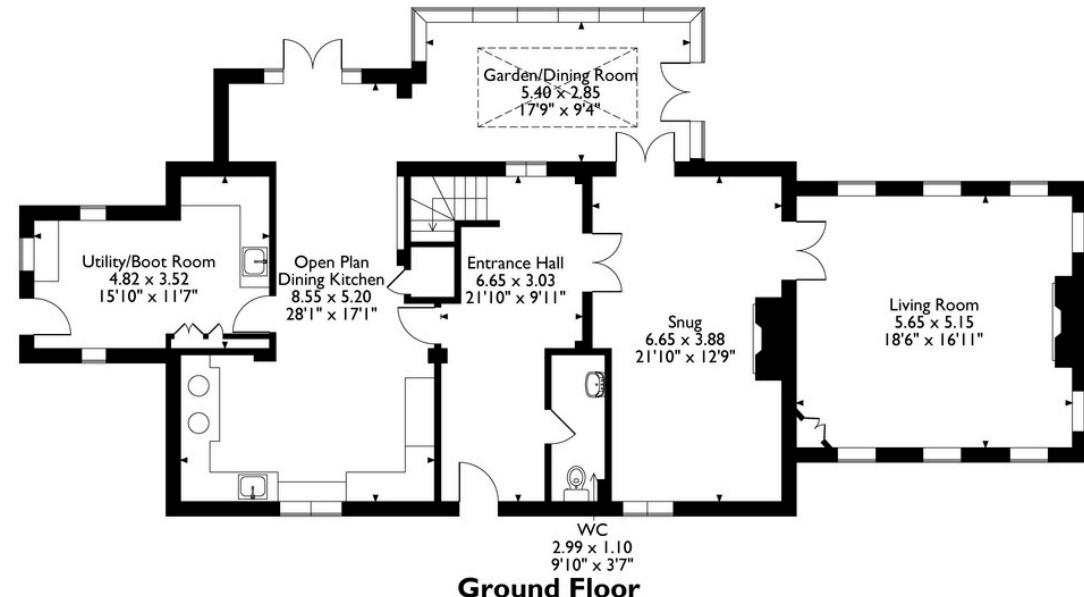
Measurements are approximate, not to scale, for illustrative purposes only.



## Outbuildings



## First Floor



## Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



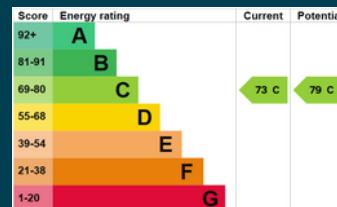
# JAMES SELLICKS

[www.jamessellicks.com](http://www.jamessellicks.com)



**Oakham Office**  
6-8 Market Place, Oakham  
Rutland LE15 6DT  
01572 724 437  
[oakham@jamessellicks.com](mailto:oakham@jamessellicks.com)

**Market Harborough Office**  
01858 410 008  
**Leicester Office**  
0116 285 4554



#### Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

**Measurements and Other Information**  
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.