



THE BARNYARD  
COSTON ROAD, SPROXTON

JAMES  
SELICKS



## “... FOUR-BEDROOM BARN CONVERSION ...”

---

A charming four-bedroom barn conversion built from ironstone and red brick, offering beautifully presented accommodation throughout and set within an exceptionally generous plot of around 1.5 acres. The property features a private gated driveway, double garage, useful outbuildings, and enjoys far-reaching countryside views in the delightful village of Sproxton.

Dining Kitchen • Open Plan Reception Room • Study • Utility Room •  
Ground Floor Bathroom • Four Bedrooms • Family Bathroom, Guest Ensuite  
• Double Garage, Outbuildings • Private Driveway • Approx. 1.5 Acre Plot  
• EPC - D

### Ground Floor

Enter the property through a bespoke door into a central entrance hall with WC and cloakroom. Sliding glass doors lead to the ground floor accommodation and stairs rising to the first floor.

At the rear of the property, the dining kitchen enjoys windows to two elevations and a set of bifolding doors opening to the rear onto a gravel patio and the garden beyond. The kitchen is fitted with a range of Shaker-style units with fully integrated appliances and granite worktops, centred around a large island with a breakfast bar and ample space for dining and seating furniture. The kitchen flows seamlessly into the open plan reception room, a spacious and characterful area featuring exposed stone and brickwork, windows to two elevations allowing plenty of natural light, and a Charnwood multi-fuel stove.

A useful study is accessed from the entrance hall, leading through to a rear hallway that provides access to a large utility room. This space offers additional storage and plumbing for white goods and also connects to a bathroom completing the ground floor accommodation.



## First Floor

Upstairs, the first-floor landing leads to four double bedrooms and two bath/shower rooms. Three of the bedrooms are served by the family bathroom, which includes a whirlpool bath, separate rainfall shower, twin basins set in quartz worktop and fitted vanity units, a low-flush WC, and a heated towel rail. The fourth guest bedroom benefits from its own ensuite shower room.

## Outside

Outside, The Barnyard sits within a generous west-facing plot of approximately 1.5 acres, enjoying beautiful countryside views to the rear. Double timber gates open onto a gravel driveway providing ample off-road parking and access to a detached stone-built double garage with an electric door. The gravel continues around the property, leading to a range of outbuildings and including two stables and a hay/wood store.

A gravelled patio area surrounds the property, offering plenty of space for outdoor furniture and entertaining, bordered by well-stocked flowerbeds. Beyond this, the lawned garden slopes gently upwards, dotted with mature specimen trees that provide both privacy and year-round interest. A charming summerhouse with an additional patio area, power and Wi-Fi completes this idyllic outdoor setting.

## Additional Features

The property includes limestone flooring to the entire ground floor, Kirkpatrick exterior door and window furniture throughout, with remote controlled thermal blackout blinds in all rooms except the utility. It has hard-wired CAT6 network connections in every room and WiFi-enabled central heating controls. The kitchen is equipped with two Neff Slide and Hide self-cleaning ovens, a Neff five-ring induction hob with extractor, a twin-zone wine fridge, full-height separate AEG fridge and freezer, an XXL AEG dishwasher, and a Franke 4-in-1 kettle tap providing hot, cold, boiling, and filtered water. The dining kitchen benefits from a wet underfloor heating system.

“... GENEROUS WEST-FACING PLOT  
OF APPROXIMATELY 1.5 ACRES ...”

---



## Location

Sproxton is an unspoilt village situated approximately 9 miles northeast of Melton Mowbray and is surrounded by beautiful countryside. It is approximately 10 miles southwest of Grantham where you can catch the fast train direct to London St Pancras in just over an hour. The village is also convenient for Nottingham, Leicester, Oakham and the A1 providing major road links to both the North and South. The village has a small yet thriving community with a church, village hall, public house/restaurant and cricket club, with good primary schools and secondary schools nearby.

## Services & Council Tax

The property is offered to the market with mains water, sewerage, electricity and benefits from a Biomass central heating system.

Melton Borough Council – Tax Band F

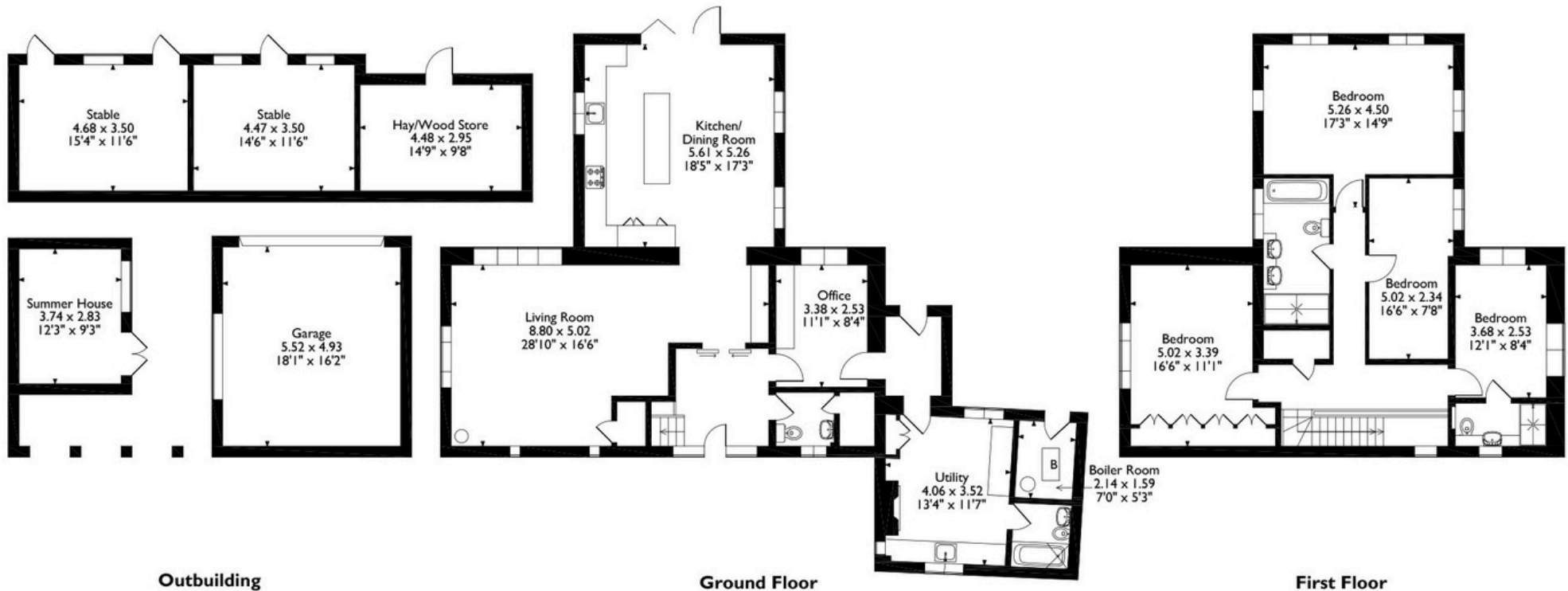
## Tenure

Freehold





**The Barnyard, 18 Coston Road, Sproxton, Melton Mowbray LE14 4QB**  
House Total Approx. Gross Internal Floor Area incl. Garage & Outbuildings = **3121 ft<sup>2</sup> / 290 m<sup>2</sup>**  
Measurements are approximate, not to scale, for illustrative purposes only.



**Outbuilding** **Ground Floor** **First 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  
SELICKS**

#### Oakham Office

6-8 Market Place, Oakham  
Rutland LE15 6DT

01572 724 437

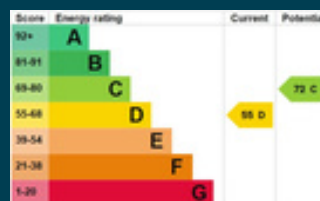
[oakham@jamesselicks.com](mailto:oakham@jamesselicks.com)

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.

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

