

THE GRANGE BARN

STOUGHTON, LEICESTERSHIRE



JAMES
SELICKS

SALES LETTINGS SURVEYS MORTGAGES



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The Grange Barn

Stoughton Lane

Stoughton

Leicestershire LE2 2FH

Offered to the market for the first time since it was developed in 1983 by the current owners, a fantastic 19th century barn conversion located in the centre of its approximately 0.7 acre plot, surrounded by formal gardens with a central front courtyard and stunning countryside views to the rear, providing huge potential for further development (subject to the necessary planning consents).

Entrance porch | entrance hall | dining room | living room | dining kitchen | utility room | sitting room | study | gym | master bedroom | en-suite | three further bedrooms | bathroom | sweeping driveway | car standing | deep frontage | three garages | lawned grounds | stunning walled terrace | open countryside views | EPC - D

LOCATION

Stoughton Lane has long been regarded as one of the prime addresses in south east Leicestershire; the combination of convenience to the city centre, professional quarters and mainline railway station offering access to London St Pancras in just over an hour together with some of the County's finest rolling countryside on the doorstep creates a unique environment. Local schooling in the state and private sector at both junior and secondary level is available within nearby Great Glen and Oadby, as well as shopping facilities here and within Evington village, less than half a mile distant.

ACCOMMODATION

The property is entered via a solid wood front door with window to the side leading into a porch with tiled floor and a glazed inner door leading into the entrance hall housing the stairs to the first floor landing with an understairs storage cupboard. A cloakroom with a window to the rear provides a WC and wash hand basin with cupboard beneath. The dining room has patio doors to the rear, a window to the front elevation, spotlights, wooden flooring and is open plan to the hallway. The living room has a bay window to the front, patio doors to the side leading onto the terrace, a further window to the rear elevation, exposed ceiling beams, a feature brick fireplace with cast iron gas log burner and brick hearth. The dining kitchen has two windows to the side, one to the front and one to rear, an excellent range of eye and base level units with soft-closing drawers and ample granite preparation surfaces, a Siemens double oven, a De Dietrich four-ring hob, granite splashbacks display cabinet, shelving, pan drawers, a Siemens integrated dishwasher, integrated fridge, larder cupboard, wine rack and tiled flooring. The utility room has a window and door to the side, plumbing for automatic washing machine and tiled flooring. The sitting room has windows to both side elevations and a vaulted ceiling with exposed beams, wooden flooring. The study has UPVC French doors and windows to the side with a part glazed roof, vaulted ceiling and exposed beams. The gym has a door to the side, a window to the front and either side elevation, exposed beams and a vaulted ceiling.





The return staircase leads to the first floor landing, having two windows to the front elevation, loft access, exposed beams and a picture window to the rear elevation. The master bedroom has windows to the front and side elevations, built-in wardrobes, dressing table, drawers, matching bedside tables and an en-suite with two windows to the rear elevation, a corner shower cubicle with rainforest shower, bidet, WC, wash hand basin with cupboards and drawers beneath and Schneider mirrored cabinet over, tiled bath, heated towel rail, inset spotlights, fully tiled walls and tiled floor with underfloor heating. Bedroom two has a window to the rear elevation, an exposed beam built-in wardrobes and further cupboard. Bedroom three has a window to the rear elevation, built-in wardrobes and drawers. Bedroom four has a window to front elevation and an exposed beam. The family bathroom has a window to the front elevation, a shower cubicle with rainforest shower head, a bath, WC and wash hand basin, electric shaver point, fully tiled walls and floor.

OUTSIDE

The property is approached via a large, sweeping block paved driveway leading into the entrance courtyard providing car standing for numerous vehicles. There is a deep frontage with majestic pine trees bordering Stoughton Lane with gravelled borders. The driveway leads to a brick built double garage with twin electric up and over doors, power and lights and a personal door to the rear.

There is a further garage with an up and over door, power and lights. Gated side access leads to both sides of the property. An immaculately maintained lawn wraps around both side and the rear of the property, to one side is a vegetable plot and a stunning walled terrace with decked and flagstone flooring and a glazed window which really does make this an outside room. The garden has high beech and hawthorn hedges providing excellent privacy to either side. To the rear of the property is a post and rail fence which backs onto open countryside, affording simply stunning views towards Thurnby church in the distance. The Grange Barn boasts grounds to the north, east, west and south, with different areas of the stunning gardens enjoying the sunshine throughout the day from dawn until dusk.

DIRECTIONAL NOTE

From the centre of Leicester travel via the A6 in a southerly direction, turning eventually left at the traffic light complex into Stoughton Road which eventually becomes Gartree Road. At the Gartree roundabout take the second exit and at the mini roundabout take the first exit continuing along Gartree Road, passing Shady Lane and turning eventually left into Gaulby Lane. At the church turn left towards Thurnby and left again into Stoughton Lane. After passing two dwellings turn right into The Grange Barn, which is set back from the road.



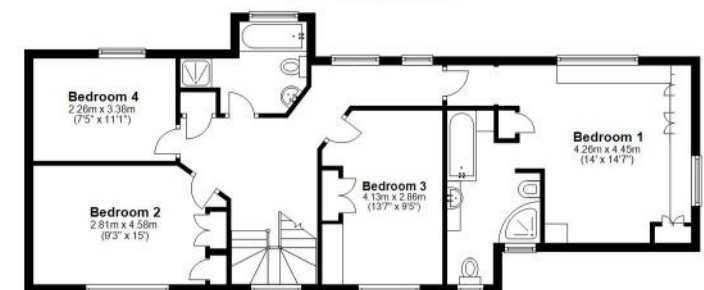
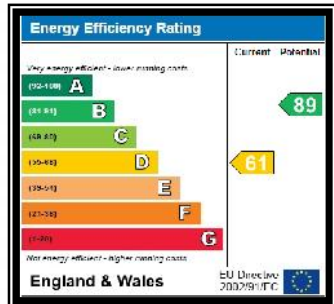


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Total Approximate Gross Internal Floor Area = 2389 SQ FT / 222 SQ M

Measurements are approximate. Not to scale. For illustrative purposes only.





**JAMES
SELICKS**

www.jamesselicks.com

Leicester Office
56 Granby Street
Leicester LE1 1DG
0116 2854 554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437



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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.

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