

JAMES  
SELICKS

Cow Close Barn  
HALLATON, MARKET HARBOROUGH



Welcome to Cow Close Barn — an exceptional barn conversion, completed in 2014, that seamlessly blends contemporary comfort with timeless character. This distinctive home offers three generous double bedrooms, a striking double-height reception hall, a cosy sitting room with a multi-fuel stove, and a versatile study that can serve as a fourth bedroom on the ground floor. The open-plan kitchen and dining area features bespoke cabinetry, while outside, a double garage and beautifully landscaped gardens provide both practicality and charm. Perfectly situated in the heart of the Welland Valley, it's an ideal retreat for those seeking a luxurious, low-maintenance lifestyle.

Unique barn conversion • Three double bedrooms • Wealth of character • Striking double height reception hall • Sitting room with log-burning stove • Study/ground floor fourth bedroom • Open plan dining kitchen with bespoke cabinetry • Landscaped garden with southerly aspect • Double garage and off-road parking • Highly sought after Welland valley village

### Accommodation

Stepping through the oak-framed front door, you are greeted by a breathtaking double-height reception hall, where exposed oak beams and a vaulted ceiling frame a magnificent oak staircase with glass balustrades, leading to the galleried landing above.

To the right, a spacious sitting room has rich oak floorboards and a striking herringbone brick feature wall behind the multi-fuel stove. Sunlight streams through the front facing windows, while a charming brace-and-latch door in the corner opens to a versatile room, perfect for use as a study, snug, or ground-floor fourth bedroom.

Across the hall lies the open plan dining kitchen, showcasing an extensive range of bespoke cabinetry and stone worktops. A generous central island, complete with a ceramic double Belfast sink and integrated Neff dishwasher, provides both style and functionality. There is ample space for a range-style oven and fridge-freezer, and an oak-framed glass façade with double doors floods the space with light while offering direct access to the garden.

Adjacent, the utility room mirrors the kitchen's craftsmanship with matching cabinetry and stone surfaces, as well as plumbing for a washing machine and dryer. To the left, a contemporary ground-floor shower room features built-in storage, a walk-in shower, a Duravit WC, and a wash hand basin set within a sleek vanity unit. The utility also connects to the double garage, fitted with twin electric roller doors and rear access to the garden.

Upstairs, the galleried landing leads to the master bedroom, where exposed oak beams and a vaulted ceiling frame an oak-framed glass façade, bathing the room in southern light and offering serene garden views. Discreet storage is thoughtfully integrated into the eaves, along with built-in cupboards flanking a lobby to the ensuite, and one housing the high-pressure unvented cylinder. The ensuite impresses with its dual-access walk-through shower, Duravit WC, and vanity-set wash basin.

Two additional double bedrooms, each with fitted wardrobes, share a beautifully appointed family bathroom, complete with a free-standing bath, shower cubicle, WC, and wash hand basin.

### Outside

A block paved drive to the front provides ample off-road parking, flanked by post and rail fencing and brick wall. The rear garden enjoys a southerly aspect and has been landscaped to create an extensive paved patio terrace with space for dining and relaxing and lawn with mature bedding borders.





#### Location

Hallaton is a highly sought-after and vibrant village, renowned for its strong sense of community and enviable location. Ideally positioned between the charming market towns of Market Harborough, Oakham, and Uppingham, it also enjoys convenient access to the regional centre of Leicester to the north. Market Harborough offers an excellent selection of independent shops, everyday amenities, and mainline rail services to London St Pancras, with a journey time of under an hour.

The area is exceptionally well served by highly regarded schools at both primary and secondary level, with Hallaton Primary School just moments away. Sporting and leisure pursuits abound in Hallaton and nearby Medbourne, while the village itself boasts two welcoming public houses, a parish church, a village hall, and recreational grounds. Surrounded by some of Leicestershire's most picturesque countryside, Hallaton offers endless opportunities to explore scenic bridleways and footpaths.

**Tenure:** Freehold

**Local Authority:** Harborough District Council **Listed Status:** Not Listed

**Conservation Area:** Yes **Tax Band:** F

**Services:** The property is offered to the market with mains water, gas-fired central heating and drainage to a Klargestor and soakaway

**Broadband delivered to the property:** FTTP

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** Yes

**Flooding issues in the last 5 years:** No

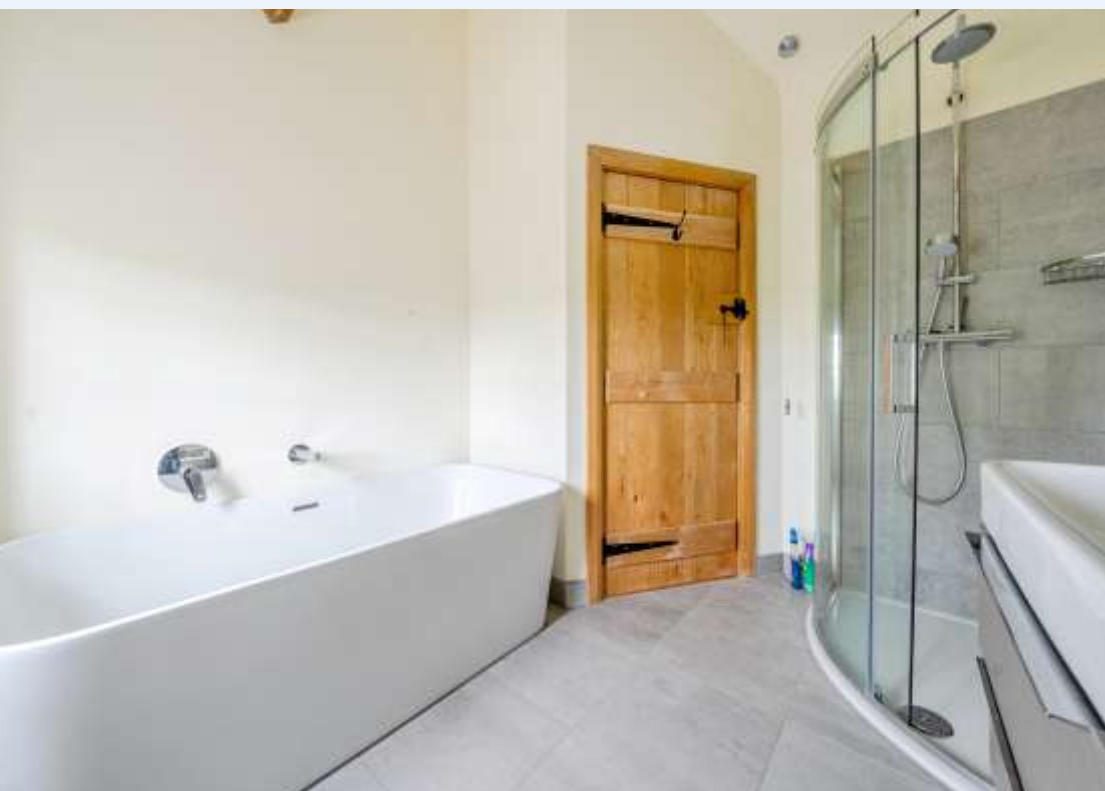
**Accessibility:** Two storey dwelling with no accessibility modifications

**Planning:** A planning application (Ref: 25/00915/FUL) has been submitted for the proposed construction of 11 dwellings on the parcel of land located to the south-east of Cow Close Barn. The application is currently under consideration and can be viewed at [www.harborough.gov.uk](http://www.harborough.gov.uk).

**Satnav Information:** The property's postcode is LE16 8UF and house name Cow Close Barn











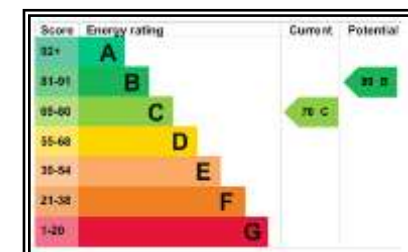
# **Cow Close Barn, Hallaton, Market Harborough, LE16**

Approximate Area = 2107 sq ft / 195.7 sq m

Garage = 255 sq ft / 23.7 sq m

Total = 2362 sq ft / 219.4 sq m

For identification only - Not to scale





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#### Measures 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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