



## **THE BARN, SEAGRAVE ROAD, THRUSSINGTON**

GUIDE PRICE: £1,195,000







**\*\*MUST WATCH VIDEO\*\*** Commanding a magnificent hilltop position on the edge of one of Leicestershire's most admired villages, this distinguished six-bedroom barn conversion offers an exceptional blend of country elegance and contemporary comfort. Set within approximately nine acres of private grounds, The Barn is a home of remarkable presence and privacy — a sanctuary surrounded by uninterrupted rural views and timeless tranquillity.





Approached via a long, sweeping drive, the property reveals itself gradually, set well back from Seagrave Road and perfectly orientated to capture the beauty of its elevated setting. Originally built in the 1940s and thoughtfully reimagined over time, this impressive residence now extends to more than 3,600 sq ft of beautifully appointed living space, showcasing craftsmanship, proportion, and understated sophistication. Offered to the market with no onward chain, it presents a rare opportunity to acquire a home of such calibre in this highly sought-after village.



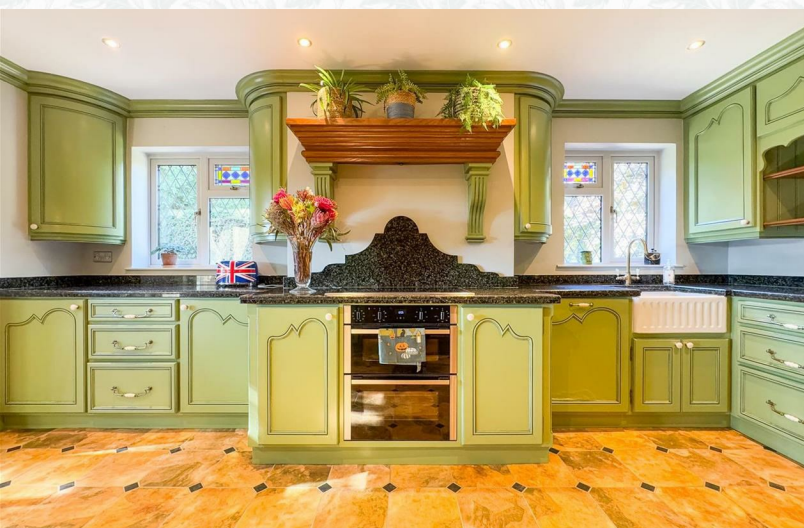








The interior centres around a striking oak staircase rising from an expansive reception hall — the heart of the home from which five elegant reception rooms unfold. Each space is designed to flow seamlessly, offering versatility for both relaxed family living and grand entertaining. The bespoke kitchen, handcrafted by Jeffrey Stone Design of Stamford, combines traditional materials with modern functionality, creating a space that is as practical as it is beautiful. South-facing reception rooms, including the garden and dining rooms, are bathed in natural light, with French doors opening directly to the terrace and surrounding gardens, blurring the line between indoors and out.

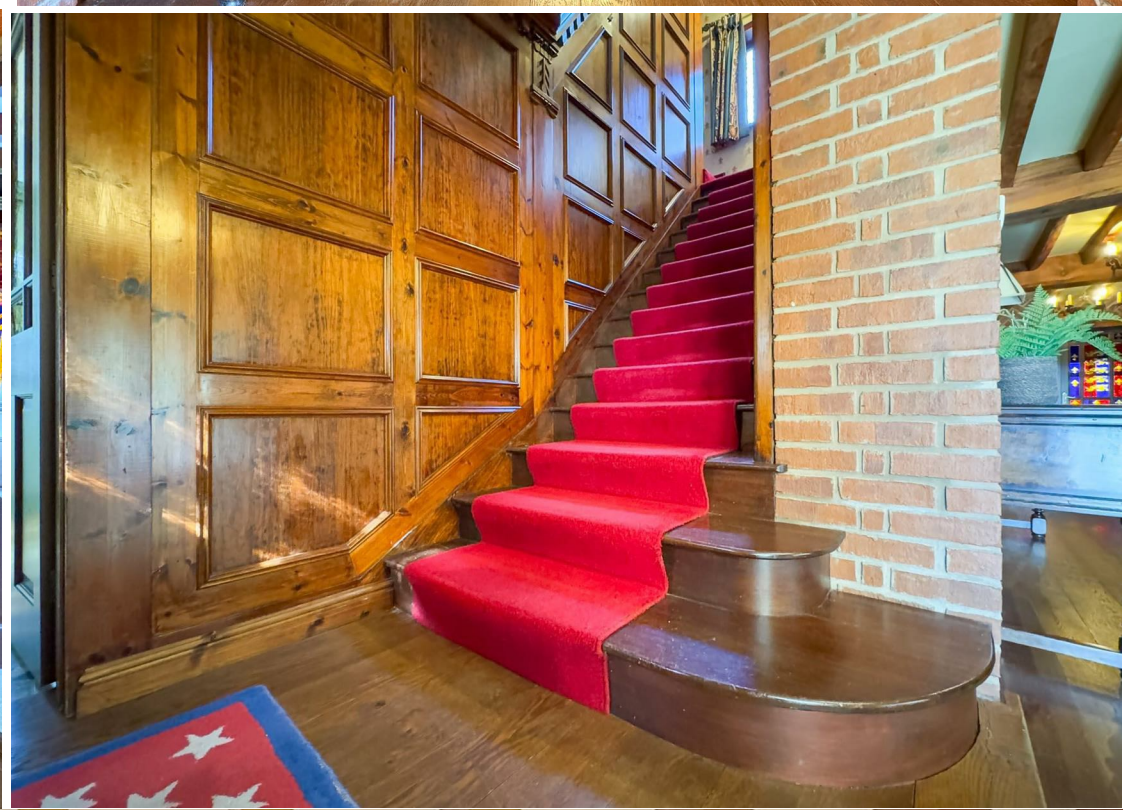






On the first floor, six generous double bedrooms provide refined accommodation, with two luxurious ensuite shower rooms and a family bathroom complete with a five-piece suite. Each room enjoys elevated views across the Wreake Valley and the property's own parkland-style grounds, reinforcing a sense of serenity and seclusion rarely found so close to village life.









The setting is simply outstanding. Landscaped gardens with mature trees, orchard, and open lawns extend over nine acres, offering both privacy and breathtaking vistas. A broad south-facing terrace, partially decked and ideal for al fresco dining, creates the perfect stage for summer gatherings and quiet moments alike.





A detached, oversized double garage with annexe accommodation above provides exceptional flexibility — ideal for guests, extended family, or a home office suite. The annexe includes its own living space, kitchen, and shower room, finished to a high standard. Additionally, a fully fitted outbuilding, converted from a shipping container, provides further self-contained office or studio space.













Thrussington is a quintessential English village centred around its charming green, complete with a welcoming pub, a deli and tearoom, primary school, church, and village hall. Its active community calendar — from the annual Trinity Fayre to skittles on the green — adds to its enduring appeal. The village enjoys excellent access to Leicester, Loughborough, Nottingham, and Melton Mowbray, with direct rail services to London St Pancras from Leicester. The M1 and M69 are both easily reached, as are highly regarded schools such as Ratcliffe College.





Discreetly positioned, elegantly appointed, and offered to the market for the first time in more than three decades, The Barn represents an extraordinary opportunity to own a substantial country home that perfectly balances grandeur, privacy, and rural charm.









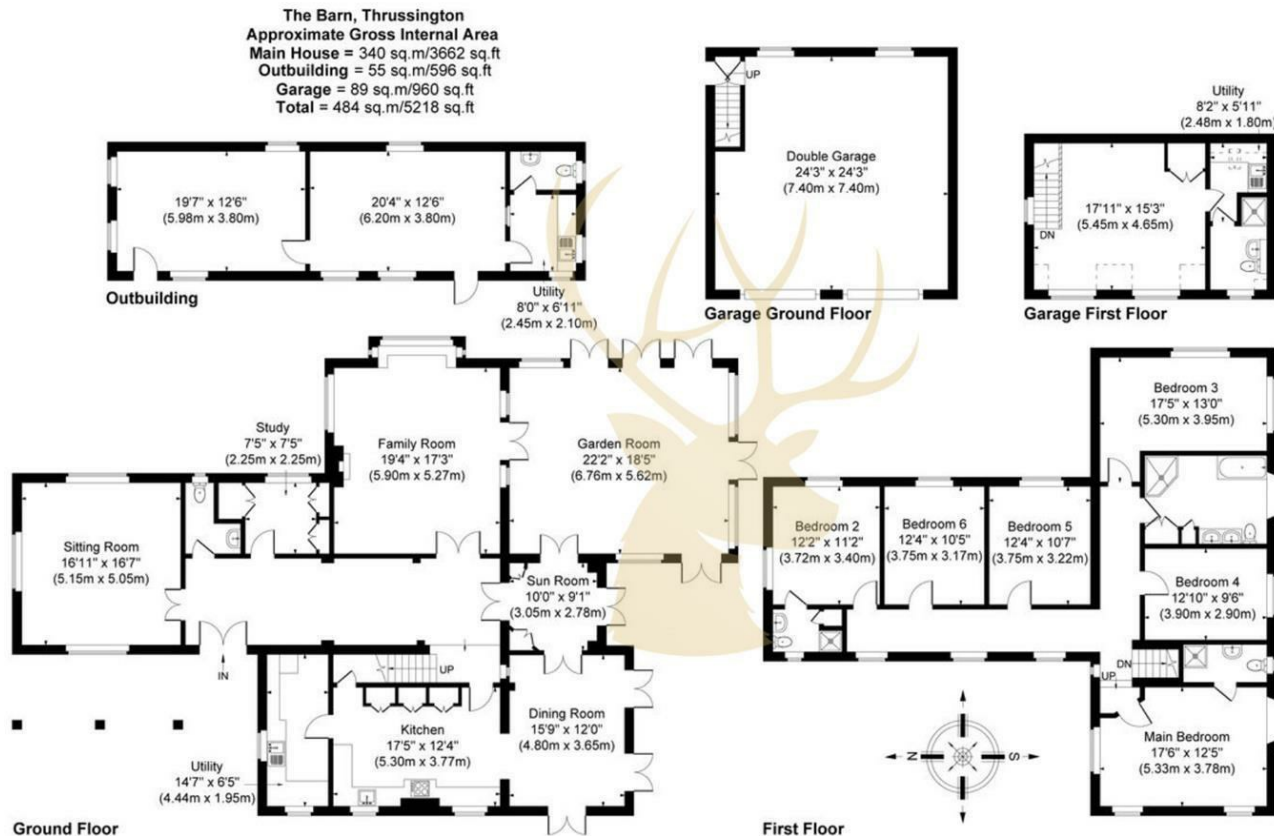




PLOT OUTLINE FOR GUIDENCE ONLY




# KEY FEATURES:



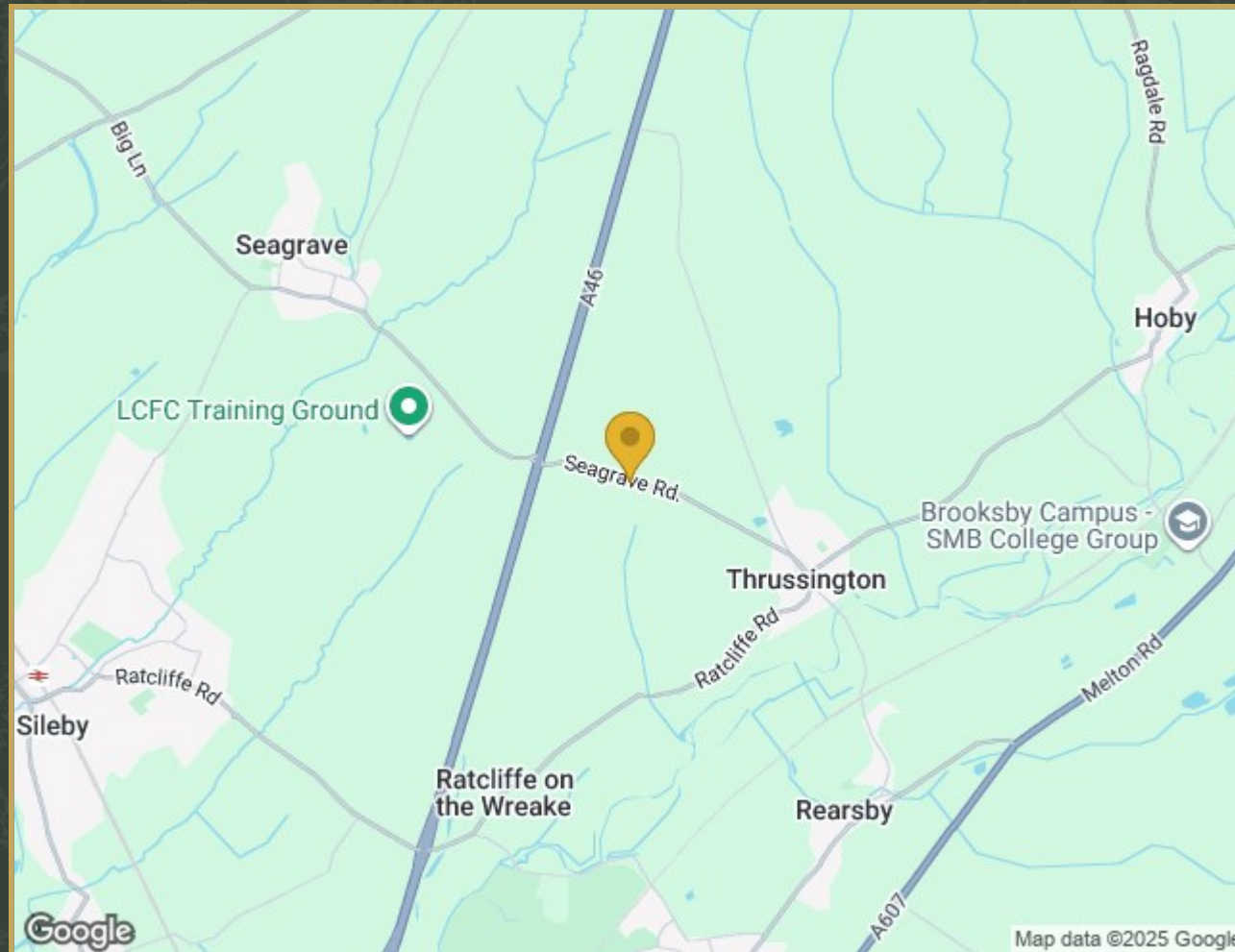
- SIX-BEDROOM HILLTOP BARN CONVERSION SET IN APPROXIMATELY NINE ACRES
- OVER 3,600 SQ FT OF REFINED LIVING ACCOMMODATION
- PRIVATE, ELEVATED POSITION WITH SWEEPING COUNTRYSIDE VIEWS
- ELEGANT RECEPTION HALL WITH STRIKING OAK STAIRCASE
- FIVE VERSATILE RECEPTION ROOMS IDEAL FOR ENTERTAINING
- BESPOKE JEFFREY STONE KITCHEN WITH PREMIUM FINISHES
- DETACHED DOUBLE GARAGE WITH SELF-CONTAINED ANNEXE ABOVE
- LANDSCAPED GARDENS, ORCHARD, AND EXTENSIVE SOUTH-FACING TERRACE
- ADDITIONAL FITTED OUTBUILDING IDEAL FOR OFFICE OR STUDIO USE
- SOUGHT-AFTER THRUSSINGTON LOCATION WITH EXCELLENT TRANSPORT LINKS



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |   |           |
|---|---------|--|---|---|-----------|
|   | Current | Potential                                      |   | Current   | Potential |
| Very energy efficient - lower running costs |         |  |   | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A                                 |         |  |   | (92 plus) A   |           |
| (81-91) B                                   |         |  |   | (81-91) B   |           |
| (69-80) C                                   |         |  |   | (69-80) C   |           |
| (55-68) D                                   |         |  |   | (55-68) D   |           |
| (39-54) E                                   |         |  |   | (39-54) E   |           |
| (21-38) F                                   |         |  |   | (21-38) F   |           |
| (1-20) G                                    |         |  |   | (1-20) G  |           |
| Not energy efficient - higher running costs |         |  |   | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                             |         | EU Directive 2002/91/EC                        |  | England & Wales   |           |



# *Property Location*



**The Barn Seagrave Road, Thrussington, Leicester, LE7 4TR**