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LISTED BUILDINGS



STONELEIGH
MAIN STREET, BARSBY

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A HANDSOME, GRADE II LISTED, RED-BRICK VILLAGE PROPERTY WITH GENEROUS AND CHARACTERFUL ACCOMMODATION, A SEPARATE ONE-BEDROOM COTTAGE AND ALL SITTING WITHIN APPROXIMATELY 1.7 ACRES OF GROUNDS.

- Kitchen Breakfast Room
- Three Reception Rooms
- Cellar with Shower Room
- Four Bedrooms
- Office / Fifth Bedroom
- Family Bathroom
- Separate One-Bed Cottage
- Ample Parking & Garaging
- Stables & Outbuildings
- Two Paddocks
- Sitting within 1.7 Acres Approx.

Stoneleigh

3 Main Street, Barsby, Leicester LE7 4RH

ACCOMMODATION

Enter the property into an entrance hall with stairs rising to the first floor and access to the ground floor accommodation. There is a sitting room with a feature fireplace and large wood burning stove, a bow window to the rear looking out over the garden and beams to the ceiling.

There is snug that also has a feature fireplace and gives way through double doors to the dining room/garden that has a tiled floor, space for a dining and seating area with floor to ceiling glazed French doors out to the garden.

The breakfast kitchen has a beautiful lime stone floor, a hand built deVOL kitchen with granite and solid wood worktops, there is a generous range of units providing ample storage, an oil-fired two oven AGA, separate induction hob, Belfast sink with mixer tap, integrated under counter fridge, space and plumbing for a dishwasher and more character features like beams to ceiling. The kitchen area steps down to a dining space with a window looking out to the rear and a stable door out to the side.

From the kitchen, stairs lead down to a useful and dry cellar that sits just opposite the kitchen, the cellar acts as a utility room with space for a tall fridge freezer, space and plumbing for a washing machine and also offers a shower room with a corner shower unit and a low flush lavatory and wash hand basin.

To the first floor there are two large double bedrooms, the master bedroom spanning the depth of the property with windows to both the front and back and a good amount of built in wardrobes. Bedroom two sits to the overlooking the garden and has two sets of double wardrobes. These two bedrooms are served by a family bathroom with free-standing, claw foot, roll top bath, low flush WC, pedestal wash hand basin, heated towel rail and linen cupboard.

From the first-floor landing there is a second staircase that leads to the second floor, this floor comprises two double bedrooms and a further room which is currently used as a home study.

THE POTTING SHED

The Potting Shed is a charming, red-brick, one-bedroom, detached cottage sitting within the grounds, sharing the same character as the main house.

The accommodation in brief comprises a small entrance hall, a downstairs bedroom and a ground floor bathroom which has a pedestal wash hand basin, low flush lavatory, panelled bath with shower and also the gas-fired central heating boiler.

To the first floor there is a fantastic open plan lounge/diner that has a feature fireplace and large picture window looking out over the garden. The accommodation is completed by a well-fitted kitchen that has a comprehensive range of cupboards and drawers, a stainless-steel sink with mixer tap, integrated oven with four ring gas hob over, space for a fridge freezer and a window looking out to the front.

OUTSIDE

To the outside, the property has timber double gates leading onto a block paved driveway that gives way to a gravel driveway providing access to the ample parking and garaging. There is a double garage and a further single garage, both with an up and over door and also an old stable that provides invaluable storage and workshop space. Directly to the rear of the property are two raised patio areas that drop down to the driveway and garden beyond.

The garden is predominantly laid to lawn with mature floral and shrub borders and specimen trees providing year-round interest. A gravel path leads from the driveway at the back of the house to the bottom of the garden where there is a timber five bar gate giving access to the stable yard offering ample parking for a horse box and trailer and a covered open barn. There are then four small timber stables and two paddocks, one smaller and one large paddock at the back that slopes down to a pond at the bottom.

This lovely character property offers generous and flexible accommodation and the addition of the detached cottage provides extra accommodation whether it be for an Air B'n'B business, ancillary accommodation to the house for a dependent relative or a guest suite or perhaps even a longer term let.

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.





Stoneleigh, 3 Main Street, Barsby, Leicester LE7 4RH

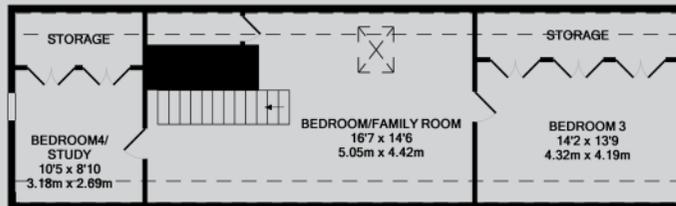
Main House Total Approx Gross Internal Floor Area = **2566 sq. ft / 238.4 sq. m**

Cottage Total Approx Gross Internal Floor Area = **1525 sq. ft / 141.6 sq. m**

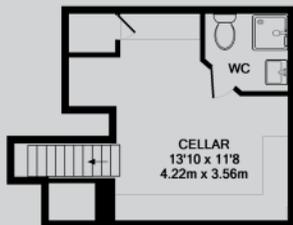
Measurements are approximate, not to scale, illustrative purposes only.



1ST FLOOR



2ND FLOOR



CELLAR

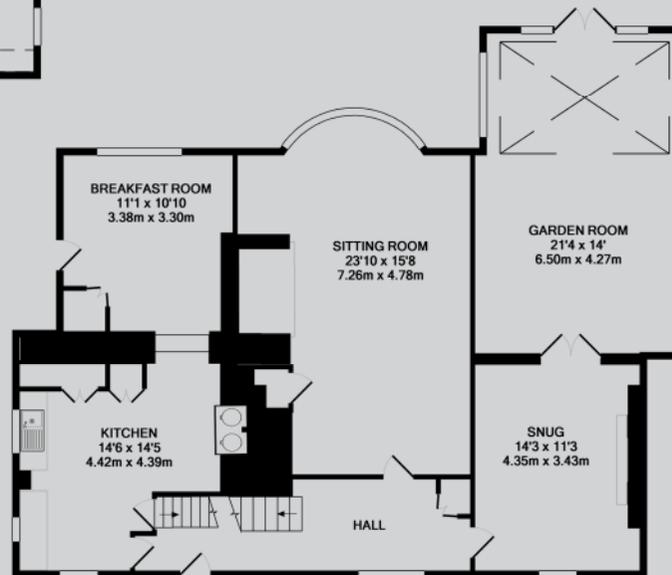
MAIN HOUSE

DIRECTIONAL NOTE

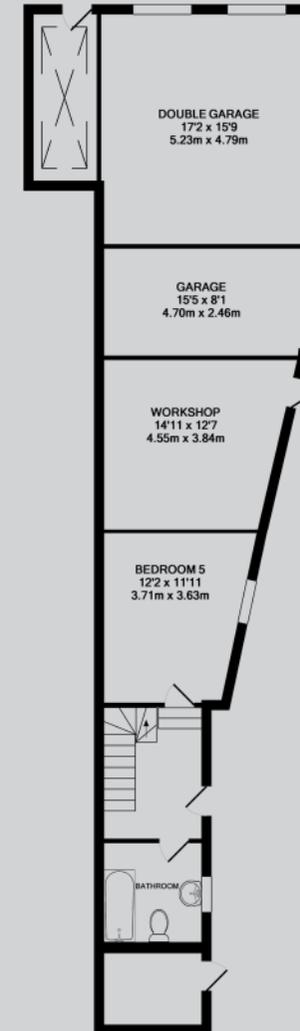
Leave Oakham on Braunston Road, continuing through Braunston, Withcote and Tilton On the Hill. After passing the Rose & Crown pub in Tilton, take a right onto Melton Road (B6047) and continue on this road for approx. 3 miles. Take a left onto Leicester Road, another left onto South Croxton Road and then a right into Barsby. Turn left at the junction onto Main Street and you will find Stoneleigh on your left-hand side.

SERVICES & COUNCIL TAX

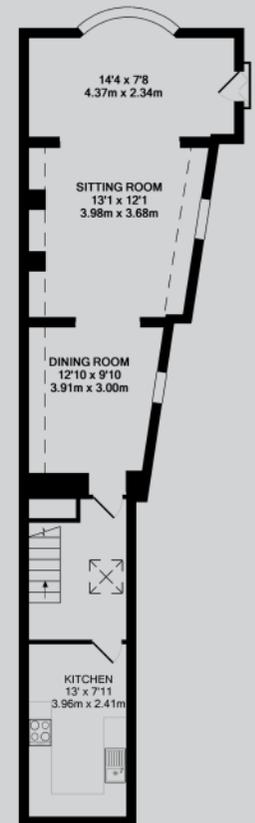
The property is offered to the market with all mains services, the main house has electric heating with an oil-fired AGA which also heats the water and is tax band F. The separate cottage has gas-fired central heating and is tax band B.



GROUND FLOOR



GROUND FLOOR



1ST FLOOR

COTTAGE



COTTAGE



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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.