



20 Barnsdale, Great Easton, Leicestershire, LE16 8SG
Offers In The Region Of £535,000



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

20 Barnsdale, Great Easton, Leicestershire, LE16 8SG

Tenure: Freehold

Council Tax Band: E (Harborough)



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A rare opportunity has arisen to acquire a picture-postcard detached, stone-built Grade II listed cottage under thatched roof occupying a generously sized plot with off-road parking and delightful cottage gardens in a picturesque village location.

**** 2 Reception Rooms * Large Breakfast Kitchen * Cloakroom/WC * 2 Spacious Double Bedrooms * Master En-suite Shower Room * Bathroom ****



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No 20 Barnsdale dates to 1724 and is built of coursed rubble stone (with ends and rear rendered) and thatched roof with brick end stacks (the roof has been rethatched recently). The property has been beautifully maintained and to this day retains much of its period charm seamlessly combined with contemporary fixtures and fittings.

Externally, the cottage features original wooden lintels above the central door and windows to the front elevation and 2 Gothic windows to both floors on the right end. Internally, the accommodation features exposed beams and timbers, log-burning stoves and ledge-and-brace doors.

The cottage has been sympathetically extended to the rear to provide an excellent, large, modern kitchen.

The interior is arranged over two storeys, benefits from full secondary glazing and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Living Room, Dining Room, Cloakroom/WC, open-plan Breakfast Kitchen with bespoke units and range cooker;

FIRST FLOOR: spacious Master Bedroom with en-suite Shower Room, further good-size Double Bedroom, Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Ledge-and-brace timber main entrance door with glazed inset, exposed original beams and timbers, wall-light point, stairs leading to first floor, doors to Living Room, Dining Room and Breakfast Kitchen.

Living Room 3.91m x 4.37m plus recess (12'10" x 14'4" plus recess)

Well-proportioned, characterful reception room featuring exposed original beams and timbers, log-burning stove set on flagstone hearth within fireplace with timber mantel, window to front, Gothic window with window seat to side and two high-level windows with original wooden lintels above into the extension housing Breakfast Kitchen.

Sitting Room 4.55m x 3.91m (14'11" x 12'10")

A further charming reception room featuring inglenook-style area housing log-burning stove set in fireplace with stone surround and raised hearth, exposed original ceiling beams and timbers, wall-light point, door to Cloakroom/WC, window to front with window seat and window to rear overlooking rear patio area with rustic pergola above.

This room with its access to the Cloakroom/WC lends itself to use as Bedroom Three, if necessary.

Cloakroom/WC

Modern white suite comprising low-level WC and vanity hand basin with mixer tap and cupboards beneath, exposed beam, window to side.

Kitchen/Dining Room 4.24m x 6.63m (13'11" x 21'9")

Excellent, open-plan country kitchen tastefully fitted with range of good quality, bespoke units incorporating marble-effect work surfaces, inset 1.5-bowl sink with mixer tap, ample base cupboard and drawer units, eye-level wall cupboards and glass-fronted display cabinets with ambient lighting beneath, dresser-style unit and large island unit with integral breakfast bar and further storage beneath. There is a matching built-in seat with trellis-fronted storage beneath.

Integrated appliances comprise fridge and freezer, Esse electric range cooker with feature splashback and Miele extractor hood above. There is undercounter space and plumbing for washing machine and space for tumble dryer.

Ample space for table and chairs, tiled floor, recessed ceiling spotlights, dual-aspect windows with garden views, French doors with matching glazed side panels opening to secluded sunken patio area and an external stable door with glazed inset giving access to a further paved seating area with pergola above (around the corner).

FIRST FLOOR

Landing

Doors to the two Bedrooms and Bathroom, window to front.

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Master Bedroom 3.91m x 4.32m max (12'10" x 14'2" max)

Built-in double wardrobe, exposed roof trusses, window overlooking rear garden, Gothic window with window seat to side, door to en-suite Shower Room.

En-suite Shower Room 2.08m x 1.19m (6'10" x 3'11")

Equipped with contemporary sanitary ware comprising low-level WC, feature wall-mounted circular glass hand basin with mixer tap and double shower cubicle with tiled surround. Electric heated towel rail, tiled floor, recessed ceiling spotlights.

Bedroom Two 4.55m x 4.57m (14'11" x 15'0")

Built-in wardrobe, exposed roof truss, three dual-aspect windows to front and rear.

Bathroom 2.90m x 1.91m max (9'6" x 6'3" max)

White suite comprising low-level WC, pedestal hand basin and sunken corner bath with shower attachment. Fully tiled splashbacks, tiled floor, window to rear.

OUTSIDE

Attached Store 1.17m x 1.50m (3'10" x 4'11")

Door to rear.

Parking

There is a gravelled area of hard standing (behind the rear garden and accessed off the road to the side of the cottage) which provides off-road parking for two cars.

Gardens

The property occupies a good-sized plot with delightful south-west-facing cottage gardens laid out to the rear and side of the house. The gardens can be accessed externally from the front via a wrought-iron gate.

There is an attractive and very private sunken paved patio area with raised beds bounded by trellis fencing accessed via French doors off the kitchen with trellis archway leading to a further pleasant recently retiled seating area with new pergola featuring an established wisteria plant above. This area flows into the main section of the gardens which are laid mainly to lawn, with well-stocked, shaped borders and inset trees. There are four raised beds for vegetable/plant growing.

Included in the sale is an attractive summerhouse, three sheds and a greenhouse.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Electric room heaters

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:

Indoor: Three - voice and data limited; O2 - voice limited, data - none; EE, Vodafone - none;

Outdoor: Three, O2, EE - voice and data likely; Vodafone - voice and data limited.

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

GREAT EASTON

The village of Great Easton lies approximately 4 miles from Corby and 6 miles from Uppingham. It is also within easy driving distance of Market Harborough, Kettering, Oakham, Leicester and Peterborough. At both Peterborough and Kettering there are British Rail terminals with services to London.

Within the village there is a primary school, a church and a public house. There is also a village hall. Public transport is available, operating to neighbouring villages and towns including Market Harborough and Corby.

COUNCIL TAX

Band E
Harborough District Council Telephone 01858 82101

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage

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products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to

condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers 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 Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.





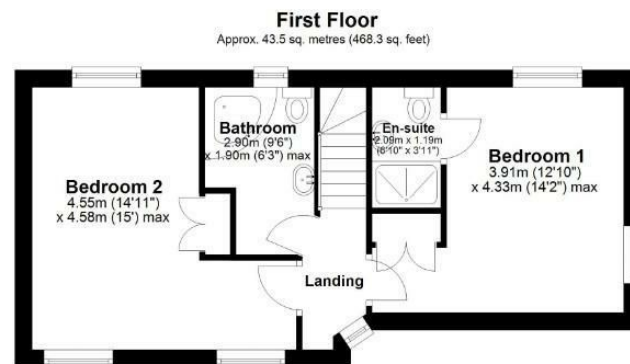
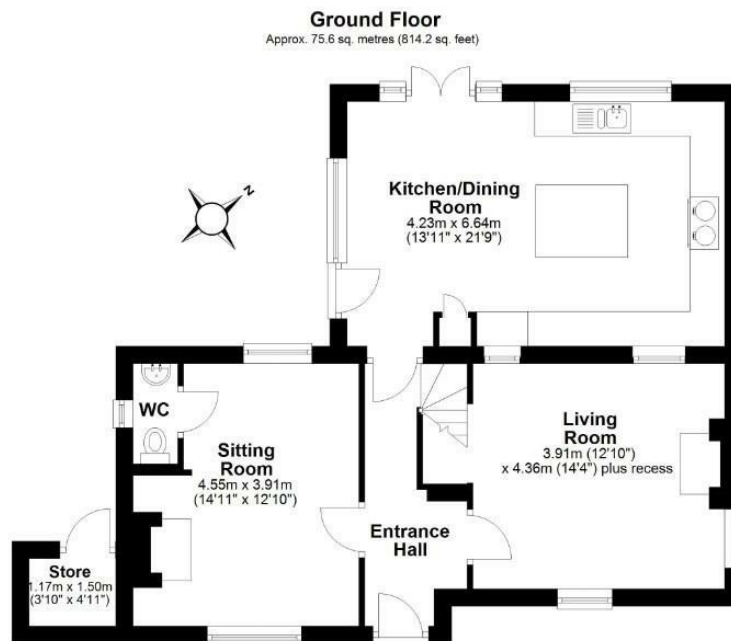












Total area: approx. 119.1 sq. metres (1282.5 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	31	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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