

High Street
Great Easton
LE16 8ST

£650,000



OSCAR JAMES

...expect excellence

FLOOR PLANS



TOTAL FLOOR AREA : 3038 sq.ft. (282.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AT A GLANCE...



Lounge with log burner and double doors leading to the balcony



Family kitchen perfect for entertaining



4 double bedrooms and 1 double bedroom in the annex



2 bathrooms and 1 in the annex



Beautifully presented courtyard



Parking for up to three cars and garage



WHAT'S GREAT?

Located in the charming village of Great Easton, Market Harborough, this remarkable Grade II listed ironstone barn conversion is a true gem, dating back to the 1800s. With its unique character and historical significance, this property offers a delightful blend of traditional charm and modern living.

The house boasts two spacious reception rooms, perfect for entertaining or relaxing with family. With four well-appointed bedrooms, located on both the ground and first floors, there is ample space for everyone. The first-floor lounge is particularly impressive, featuring floor-to-ceiling windows that flood the room with natural light and provide access to a lovely balcony, ideal for enjoying the picturesque views.

The ground floor kitchen seamlessly opens onto the garden, creating a wonderful flow between indoor and outdoor living. The garden, nestled between the main house and the separate annex, serves as a private retreat, perfect for unwinding or hosting gatherings.

The annex, finished to a high standard, is larger than one might expect and includes a kitchen, shower room, and a first-floor bedroom. This versatile space could serve various purposes, such as a yoga studio, music room, gym, or guest accommodation, making it a valuable addition to the property.

Parking is plentiful, with space for up to four vehicles, and a double garage adds further convenience. The location is superb, with fantastic amenities and an award-winning village pub just a stone's throw away.

While some areas may benefit from a touch of modernisation, the property is in fantastic condition overall, allowing you to move in and enjoy its many features right away. This is a rare opportunity to own a piece of history in a stunning setting, making it a must-see for discerning buyers.

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SELLER'S SECRET

The seller loves this home because of its unique character and the wonderful memories they've created here. The spacious layout, combined with the annex, has allowed them to host amazing gatherings with family and friends. Whether it's for special occasions or casual get-togethers, the annex provides the perfect space for guests to stay, making every event feel more enjoyable and memorable. It's been the ideal setting for creating lasting connections and celebrations.



Why we like it....

We love this Grade II listed ironstone home because of its unique character and timeless charm, with original features that offer a sense of history and craftsmanship. The ironstone construction adds a distinctive, rustic appeal that stands out. Additionally, the annex provides great flexibility, whether for guests, extended family, or as a potential rental space. It's a perfect blend of heritage and practicality, offering both beauty and functionality.

To buy or not to buy....

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