

The Granary  
Sulby Lodge Farm  
Welford Road  
Sibbertoft  
Market Harborough  
LE16 9UJ

£900,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

Oscar James are proud to showcase this stunning four bedroom detached barn conversion finished to a high specification and boasting beautiful views stretching over neighbouring countryside. The property lies within a plot measuring approximately 3/4 acre and is situated only 5 miles from Market Harborough just outside the village of Sibbertoft.

The well arrange and appointed accommodation spans over two floors and briefly comprises a light and airy hallway connecting all the ground floor reception rooms featuring a home office/play room, sitting room with tinted bi-folding doors to the side garden, guest WC, and fantastic kitchen/dining/family room with a number of tinted bi-folding doors bringing the outside in. the kitchen area also boasts a focal central island with breakfast bar, a range of built in appliances and access to the walk-in pantry and separate utility room.

The first floor continues to be flooded with natural light starting with the central lantern window to the landing leading to four double bedrooms and the family bathroom. The master bedroom features a walk-in wardrobe and ensuite shower room along with the guest

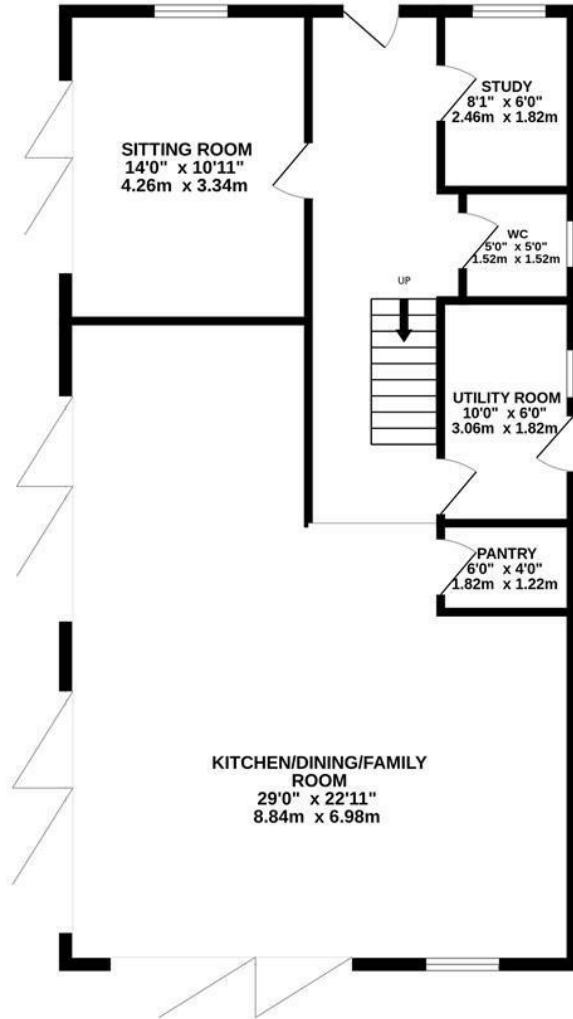
bedroom also featuring an ensuite shower room.

Outside the property features gated access to the extensive driveway providing off road parking for a number of vehicles and leads to the triple garage/carport. The gardens have been attractively landscaped with sandstone patio area wrapping around the property making it an ideal area for outdoor entertaining along with the extensive lawn. The garden offers a good degree of privacy and enjoys views over the neighbouring countryside.

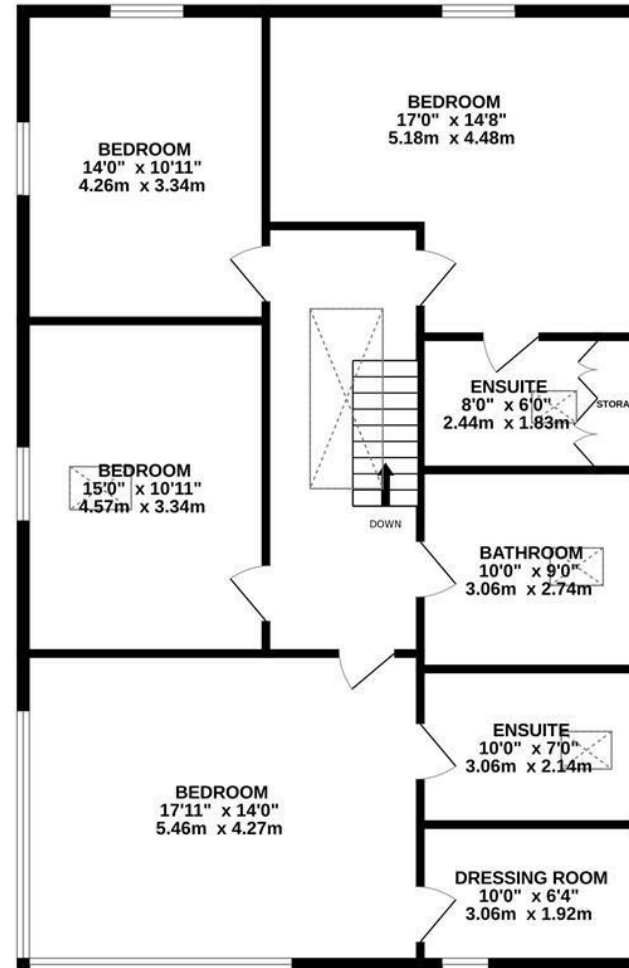
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# Floor Plan

GROUND FLOOR  
985 sq.ft. (91.5 sq.m.) approx.



1ST FLOOR  
1202 sq.ft. (111.7 sq.m.) approx.



TOTAL FLOOR AREA : 2187 sq.ft. (203.2 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...



Sitting room with bi-folding doors, office/play room and a family room from the kitchen area



Four double bedrooms, the master with walk-in wardrobe and stunning views over neighbouring countryside



Gardens measuring 1/3 acre wrapping around the property and providing fantastic views



Focal point to the home is the high specification kitchen/dining/family room with central island



Guest WC, family bathroom and two ensuites to the master and geust bedroom



Off road parking for a number of vehicles and access to the triple garage/carport





# SELLER'S SECRET

We have thoroughly loved living here with such a peaceful rural setting. We were delighted with the property when we had completed it approximately 7 years ago and know the next lucky owner will enjoy it just as much as we have.



## Why we like it....

This superb home has so much to offer and is sure to attract great interest. The finish and design is simply stunning and we just love everything about it

To buy or not to buy....

# OSCAR JAMES

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