



QUENIBOROUGH
BARN



A heritage home upgraded to provide contemporary comforts and accommodate 21st century family living. How would you like to be the next proud owner of Queniborough Barn? For a versatile, characterful, and impeccably presented period home, styled for modern living, Queniborough Barn awaits your arrival.

CHARACTER AND CHARM

Originally a tithe barn, dating back to 1741, this Grade II listed detached home retains many of its handsome original features including its high ceilings and oak beams. Serenely set in the peaceful village of Queniborough, soak up quintessential village views of the neighbouring steeple of St Mary's Church from the lush garden.

Pull off the street and through the large, wrought iron electric gates. Passing beneath the archway, sneak a peek of the one-bedroom annexe en route along the driveway to the double garage.

LIGHT FILLED LIVING

Make your way to the front entrance, stepping inside beneath the oak porch and into the entrance hallway, where you will discover the first reception; currently used as a study with glazed French doors to the rear terrace.





RECEPTION SPLENDOUR

The home's title barn origins reveal themselves in the elevated ceiling height and light amplifying floor to ceiling windows. A dining reception features a wood-burning stove adding ambience and warmth, whilst the striking oak and glass staircase ascends to the first floor. An entertaining haven, making it the hub of the home and the perfect space to unwind.





FEAST YOUR EYES

Flow through the double doors into the bespoke kitchen breakfast room, where textured traditional-style stone flooring extends underfoot. Light oak country-style cabinets provide a wealth of storage for all your culinary essentials, topped in multitoned granite surfaces. All you need at your fingertips with an added benefit of a Norcool pantry. A central island serves as a breakfast bar for sociable dining. Cook up a feast for family and friends on the traditional Aga with companion oven and gas hobs, set within a beam-bedecked inglenook and issuing toasty warmth throughout the kitchen. Savour the cooking process whilst soaking up views over the immaculately landscaped garden beyond.

Peep through to the laundry room, fully furnished with a Belfast sink. With access from an external door, it's perfect for muddy boots and paws after a walk around the village.



RESPLENDENT RECEPTIONS

Ascend the split-level oak and glass staircase to the first floor and sense the scope and splendour of this lovingly restored barn, as floor to ceiling glazing serenades the space with light, while a wood-burning stove keeps this elegant room cosy. Oak beams celebrate the heritage of the barn, showcased in the vaulted ceiling, and a glass balustrade frames unbroken views down over the grand dining hallway. A staircase leads up to a mezzanine library. Adjacent to this impressive drawing room is a welcoming snug. Why not make this your dedicated music room...there is even room for a baby grand piano.



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ROOM FOR ALL

Queniborough Barn offers accommodation across three floors. The guest suite is situated on the ground floor, overlooking the verdant garden. Self-contained, it is served by its own en suite bathroom and is dressed in a soft, soothing palette with oak framed windows.

Ascend the staircase to the first floor to discover a characterful double bedroom, where exposed timbers frame the room. Refresh your senses in the adjacent bathroom.

Ascend a further set of stairs to the second floor where two evocative double bedrooms offer rest and refuge beneath their atmospheric vaulted ceilings embellished with exposed beams. Serving both bedrooms is a handy lavatory.



A SUMPTUOUS SANCTUARY

Returning to the first floor, discover the principal suite, offering space to retreat; a double bedroom with exposed beams, a traditional bathroom which harmonises the heritage of the home. Why not light your candles and indulge in bubbles in your roll-top clawfoot tub?

A luxurious split-level dressing room awaits ... bespoke fitted wardrobes provide an abundance of storage options, whilst space below offers a wonderful spot to either sit back and take in the luscious garden views, or simply pull up a stool at your dressing table. What better place to prepare for a day or night out?





VERSATILE LIVING SPACES

A final surprise awaits at Queniborough Barn; a self-contained one-bedroom annexe.

Furnished with a cloakroom, well-equipped kitchen decorated tastefully in heritage tones, and separate cosy sitting room with electric stove set beneath a rustic wooden beam, ascend the stairs to a fairy tale cottage bedroom beneath the rafters. Beneath the sloped, beam-adorned ceiling of the bathroom, soak away your cares in the tub, surrounded by pale blue tiling. There is also a lavatory, wash basin and storage.





MANICURED SURROUNDS

Step outside onto the large, white paving slabs of the patio, which stand in magnificent contrast to the emerald green lawn. Peaceful, private and enclosed by high walls, neatly edged borders showcase feature trees and colourful planting. Illuminated by subtle lighting, dine al fresco and admire the evening sunsets.

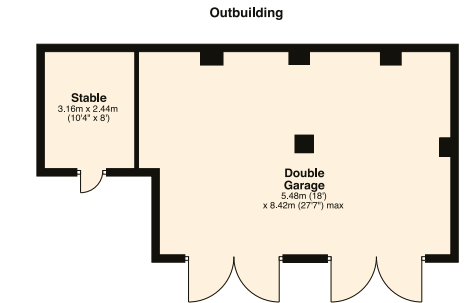
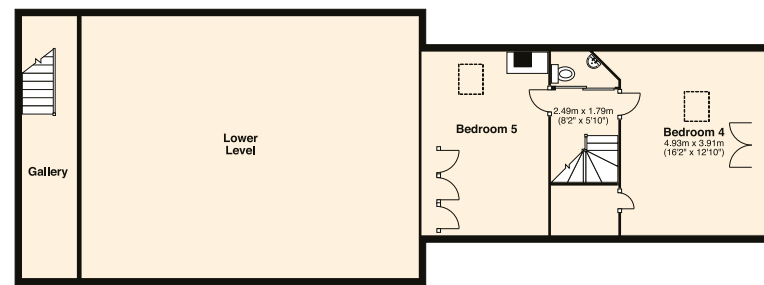
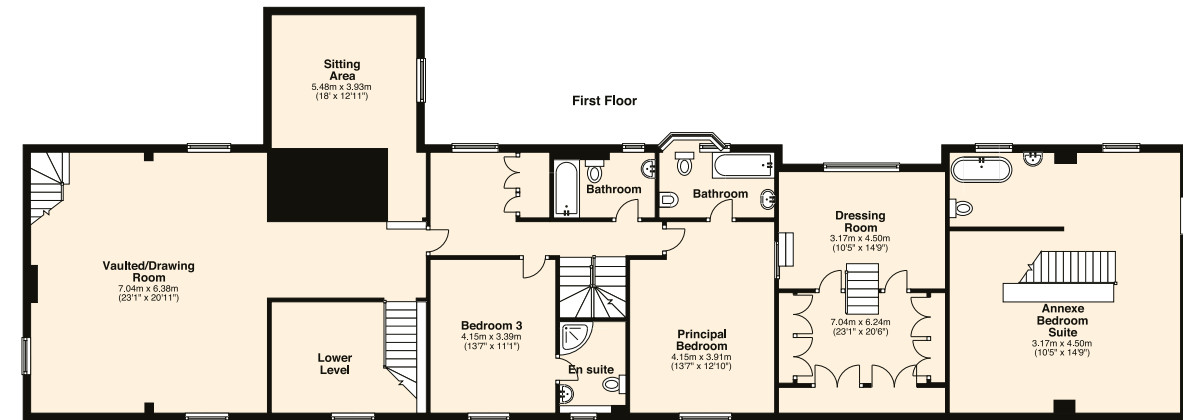
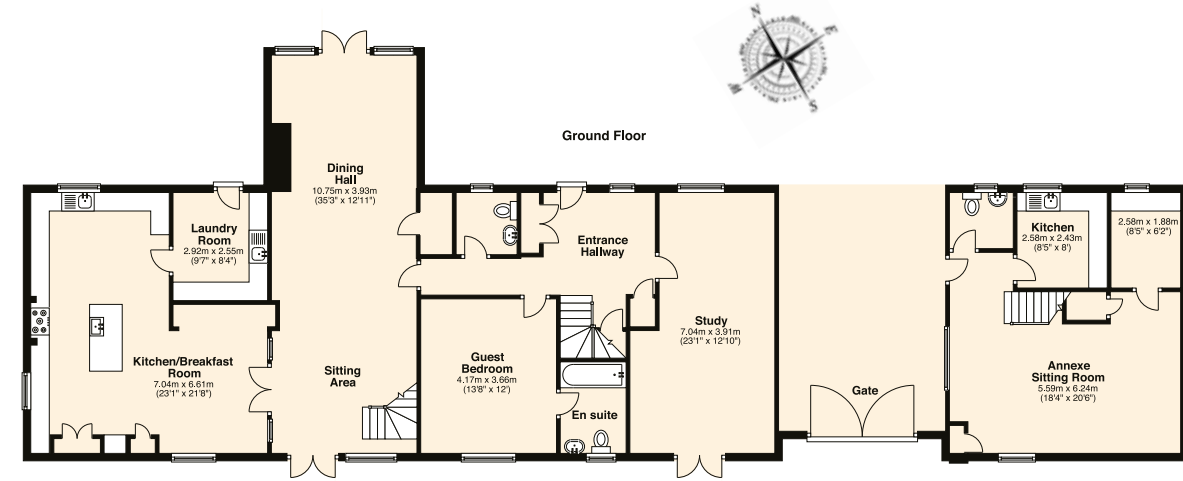
The south-facing front garden is a tranquil spot, privately set behind a stone wall. Neatly planted borders with a selection of walnut and apple trees seasonally changing colours and scents. Pop a bench under the pergola and capture the picturesque steeple of St Mary's Church.



THE FINER DETAILS

- Detached
- Freehold
- Grade II listed
- Constructed 1741
- Gas central heating
- Mains electricity, water and sewage
- One bedroom annexe
- Charnwood Borough Council, tax band G, £3183.00 (2021/22)

Ground Floor: approx. 231.0 sq. metres (2486.4 sq. feet)
 First Floor: approx. 230.6 sq. metres (2482.1 sq. feet)
 Second Floor: approx. 121.4 sq. metres (1306.6 sq. feet)
 Total area: approx. 635.8 sq. metres (6844.1 sq. feet)



HISTORY ON YOUR DOORSTEP

Step out to enjoy the splendour of the historic village of Queniborough. Characterful properties align the pretty streets.

Only a stroll away are your two local pubs; The Horse and Groom and the Britannia Inn. There is also a handy local butchers', Clarkes Queniborough. Recently granted a 'Great Taste Award', they offer a traditional butchers' counter, deli and ready meals service. Family run since 1982, this butchers' now serves as the village delicatessen.

Only five minutes' walk away is the local Queniborough Church of England Primary School and a pre-school facility is within walking distance.

Sports enthusiasts are well-placed, with a nearby tennis court, park with keep fit area and outdoor basketball courts only a walk away. The village rugby club is roughly 15 minutes' walk from the barn. Beedles Lake Golf Course is also only a short drive away.

Commuting is convenient. Close to the A607 and A46 links into nearby Leicester and north to Nottingham.

LOCAL DISTANCES

- Loughborough** 10 miles (19 minutes)
- Melton Mowbray** 10 miles (20 minutes)
- Leicester** 11 miles (21 minutes)
- Oakham** 16 miles (29 minutes)
- Nottingham** 23 miles (36 minutes)



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