



# 8 BARNSDALE

GREAT EASTON



Amidst the rolling countryside, in the heart of the Welland Valley, No. 8, Barnsdale, nestled in the peaceful village of Great Easton is the epitome of rural English charm.

## CHOCOLATE BOX CHARM

Beneath its fairytale roof of thatch, this Grade II listed former public house (the 'King's Head Inn') is date stamped 1774 and brings with it a wealth of period charm, extended and renovated for modern living.

Nestled in a conservation area, sense the tranquillity upon arrival, as you pull up through the double gates and along the driveway to the garage.

## WARMTH AND WELCOME

Making your way to the traditional front door, shake the dew from your coat in the porch, before continuing through into the warmth and welcome of the enchanting entrance hallway, where treacle toned beams embellish the ceiling above.

Snug upon its slate hearth, the log-burning stove adds to the toasty glow in winter months, set within a handsome inglenook fireplace. Window seated views await to the front of this room, where there is ample space for a sofa or two.

Continuing ahead, a light and bright utility room offers storage space alongside plumbing for a washing machine and dryer, leading to a cloakroom with wash basin and WC, and also providing access out to the garden.

## RELAX AND UNWIND

To one side of the entrance hall sits the sitting room. Snuggle up beneath the beam bedecked ceiling, where a window seat offers views to the front, another window looks out over the rear garden, and an open fire crackles cheerfully from within its wooded surround. Exposed stonework and quaint alcoves add to the period charm.

Across the entrance hall, also overlooking the front, another spacious reception room currently serves as a home office, drenched in light flowing in through a wide, seated window to the front, and with exposed stone to the walls and beams above. Another fireplace amplifies the character feel, whilst internal windows peep light through from the entrance hall.



## COUNTRY KITCHEN

Ahead from the front door, step up into the rustic cottage kitchen, where textured tiling flows underfoot and Shaker-style cabinetry in dove grey blends country classic with contemporary chic. Comforting warmth emanates from the Rayburn cooker, which also heats the water supply at No. 8,

Barnsdale, whilst other appliances include a conventional oven, microwave, undercounter fridge and sink. There is also space and plumbing for a dishwasher.

Curving steps leads up to the rear, connecting you with the light-filled dining-

living room, part of the modern, oak-framed extension to this period home. Light streams in through the skylights in the vaulted ceiling above. A capacious space, tiled underfoot and opening out fully to the terrace via bifolding doors, when entertaining embrace the outdoors with ease.



## SWEET DREAMS

From the entrance hall, ascend the open tread staircase to arrive at the freshly carpeted landing, turning left to arrive at a bright and airy bedroom. Set beneath a gently pitched ceiling, light streams in through a window to the front, while there is ample space for a double bed and other furnishings.

Refresh and relax in the family bathroom, a bountiful room, tiled underfoot and featuring a large bathtub, separate shower, wash basin and lavatory, also with heated towel radiator.

Overlooking the charming thatch of the quaint cottage across the peaceful lane, another guest double bedroom features built-in storage.

Generously sized, the principal bedroom awaits along the landing, with its exposed beams, dual aspect light flow, built-in cupboard storage and space for a super king size bed.





## FAMILY TIME

With terraced areas upon which to entertain and unwind, and swathes of lush green lawn for children's paddling pools and games, the glorious garden at No. 8, Barnsdale offers appeal for all the family.

Sleeper-enclosed borders offer space in which to grow your own, with storage for gardening essentials to be found in the brick built

outbuilding, which is served by electricity and boasts the potential for conversion, subject to planning.

Block paved and gravel pathways guide you around the garden, past prettily planted flowerbeds, leading to a lower patio, the perfect place for a hot tub and al fresco dining.

A haven for wildlife, take the bridge over the fishpond to arrive at the sheltered decking area, another pleasant spot in which to catch the sun as it moves around the garden.



## THE FINER DETAILS

Freehold  
Detached  
Grade II listed  
Dates back to 1700s  
Conservation area  
Plot approx. 0.13 acre

Oil central heating  
Mains electricity, water  
and sewage  
Harborough District Council,  
tax band F

Ground Floor: approx. 127.7 sq. metres (1374.9 sq. feet)  
First Floor: approx. 62.4 sq. metres (671.9 sq. feet)  
Outbuilding: approx. 20.5 sq. metres (221.1 sq. feet)  
Total area: approx. 210.7 sq. metres (2267.8 sq. feet)



## IN YOUR NEIGHBOURHOOD

Step out into Great Easton and embrace the fantastic community feel this village is known for; perfect for families and home to Bringham Primary School, which prides itself on both its educational performance and positive, nurturing environment. For secondary education and above, renowned state and private education is available in Uppingham, Oakham and Stamford, nearby.

Alongside its quaint church, St Andrew's, Great Easton is also home to the Rectory Farm Shop, selling locally grown produce, daily newspapers and Eyebrook Wild Bird Feeds selling nutritious seed mixes blended on the farm, and The Courtyard Pop Up Café serving delicious cakes and hot drinks.

Situated close to the Eyebrook Reservoir, enjoy walks in the countryside whilst picking up your seed.

Nestled in the beautiful Welland Valley, set to a backdrop that includes Rockingham Castle,

the scenery is sublime, whilst for all practical matters and shopping needs, the market towns of Uppingham, Oakham and Stamford are nearby to the north, whilst the A47 offers connections to Leicester and Peterborough. Rutland Water is within easy reach for sailing, fishing scenic walks and fantastic cycle routes. Rail links are available from nearby Corby and Kettering, providing mainline connections with London St Pancras International in under an hour.

Preserving its period charm, whilst embracing modern living, versatile rooms and a large, family-friendly garden await at No. 8, Barnsdale.

## LOCAL DISTANCES

- Uppingham 6 miles (13 minutes)
- Corby 6 miles (14 minutes)
- Kettering 12 miles (21 minutes)
- Market Harborough 11 miles (22 minutes)
- Oakham 12 miles (21 minutes)
- Stamford 16 miles (28 minutes)
- Leicester 22 miles (44 minutes)
- Peterborough 26 miles (42 minutes)





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