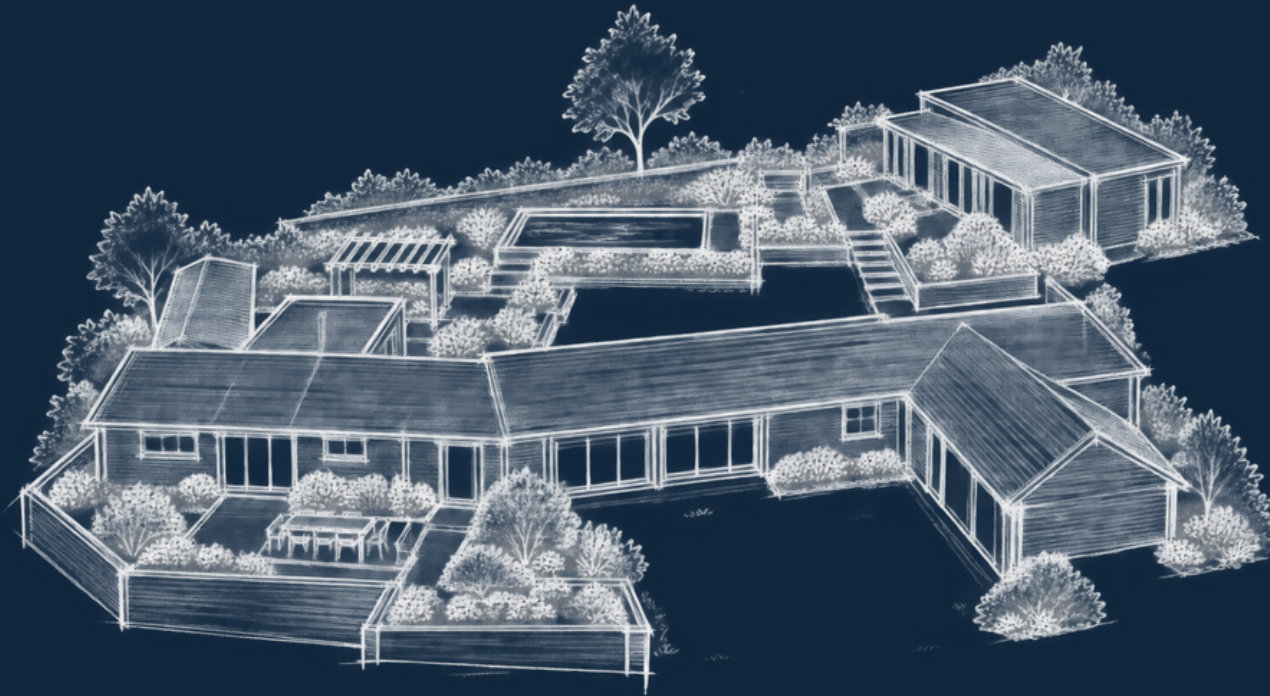




BY DESIGN



Hall Farm Barn

Scraptoft, Leicestershire

Spectacular Luxury Lifestyle Barn Conversion in Leicestershire with Next Level Lateral Living

What does a luxury lifestyle home look like? A barn conversion with 3,000 square feet of lateral living, open plan kitchen, family/diner, landscaped garden a heated pool, an outdoor kitchen and hidden cinema, bar and games room within a separate party barn. Come and take a closer look...

Set within its own, private, secure oasis, behind electric gates, this outstanding barn conversion with 3,000 square feet of meticulously designed, single-storey living space, offers you an unparalleled lifestyle opportunity in a desirable, semi-rural location near Leicester, for your whole family to enjoy.

It's a home where architectural character, contemporary design and an exceptionally unique approach to leisure come together to create an abode with a genuine sense of occasion, whether that be entertaining in grand style, or simple everyday living.

























Accommodation

As you step inside, the sense of space is immediate as you take in the heart of this home - a magnificent 44ft open plan kitchen, family and dining room. Designed as one expansive, social space featuring defined areas either side of the striking exposed-brick chimney breast centre piece and the dual-sided log-burning stove, that introduces warmth and character, it combines a substantial kitchen and island with relaxed dining and living areas, while Crittall-style glazed doors draw the eye through to the garden room beyond. Here, wide expanses of glass provide an abundance of natural light and create a seamless connection with the garden and countryside, making this an appealing place for quiet mornings, informal family life or, evenings with friends.

A vestibule area, to the other side of the front door gives access to a handy guest cloakroom, and walk-in storage cupboard for coats, boots and even luggage.

Beyond here a light-filled hall, with glass facade, leads to the sleeping quarters, away from the entertaining space, where you will find four generous double bedrooms, each with its own en suite. The principal and guest suites both featuring en suite bathrooms and walk-in dressing room/wardrobes. Exposed brick, timber floors and the simple proportions of the original barn remain part of the interior character, while a utility/boot room and dedicated gym add the practical spaces that are expected in a home of this scale.

The single-storey layout also gives this home a rare versatility, that lends itself as readily to multi-generational family life as it does to buyers simply seeking luxurious lateral living.

OUTSIDE

Outside, the sense of lifestyle really comes into its own. Beautifully landscaped by Lush Garden Design, the gardens have been created with entertaining and relaxing firmly in mind, where architectural planting, generous terrace, lawns and a heated swimming pool, all with striking geometric lines, combine to form aesthetically pleasing focal points. A sunken seating area alongside the pool, with space for a chiminea or firepit, adds a further private, luxury spa, or retreat, sense to the setting, while the paddocks and countryside beyond provide a beautiful backdrop.

PARTY BARN

One of the defining features of Hall Farm Barn is its spectacular party barn. Wide bi-fold doors open the kitchen and dining space towards panoramic rural views, creating an impressive setting for long lunches, summer evenings and larger gatherings.

Then comes the unexpected flourish: concealed behind a retro Smeg-style refrigerator door is an atmospheric cinema, bar and games room, with space for pool, darts and table football. It is playful, beautifully executed and, completely in keeping with the personality of the house.



Measurements are approximate. Not to scale.
For illustrative purposes only.

Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 278.8 sq. metres (3001.3 sq. feet)

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For illustrative purposes only.
Plan produced using PlanUp.

Hall Farm Barn is a home designed to be enjoyed. From evenings around the fire and summer days beside the pool to dinner overlooking the countryside and films in the hidden cinema, it offers an exceptional lifestyle within easy reach of Leicester, Market Harborough, Rutland, Loughborough, Seagrave, Nottingham and Peterborough.

A home where Vardy may have loved to have had a party*

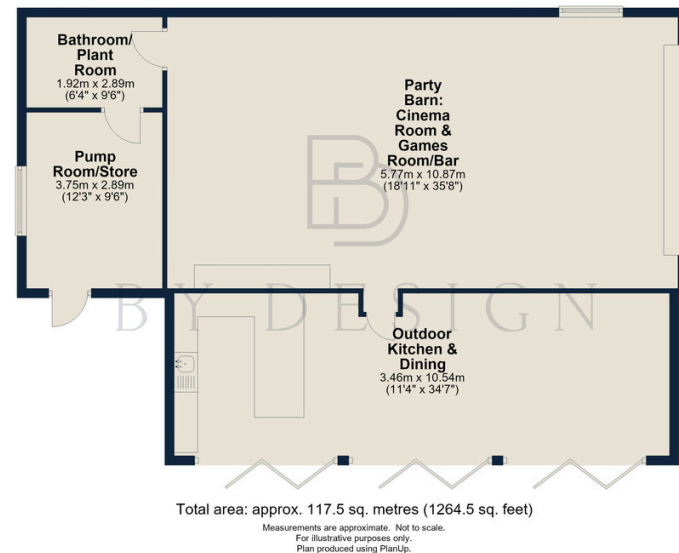
*(Agent's comment, sorry, couldn't resist).



Party Barn

About the area

The property is located on the periphery of the highly sought after East Leicestershire village of Scraptoft, lending good access for nearby local schools, shops within the village centre, post office, public house and recreational facilities. Leicester and Market Harborough are easily accessible, both with high-speed rail links to London St Pancras/Eurostar in approx 60mins. A variety of schooling options can be found in Great Glen, Leicester, Rutland, Loughborough, Stamford and Nottingham, with multiple places of worship, readily accessible in Leicester.







BY DESIGN



Charlie Sylvanus-Jones

By Design | Market Harborough & South Leicestershire

International audience

local knowledge