



BY DESIGN



The Barn

Great Bowden | Market Harborough

A Barn Conversion of Individual Character Borne out of a Father and Son's Labour of Love

Downsizers and rightsizers, discover this unique three-double-bedroom character barn conversion in Great Bowden, with approximately 2,000 sq ft of space, featuring open-plan living, low-maintenance garden, in walking distance from village amenities and Market Harborough town and rail station.

Tucked away discreetly on Main Street, in one of South Leicestershire's most desirable villages, The Barn is a highly individual, three-bedroom barn conversion of approximately 2,000 square feet, with a delightfully quirky and unconventional layout, that offers generous living accommodation, two entirely separate first floor spaces, to the front and rear, and a private, walled garden that enjoys a view of the meadows and countryside beyond.

Originally formed from two late-Victorian barns, the buildings were sympathetically restored and connected in the early 2000s by the late owner, a highly respected local builder, and his son in a true labour of love tale brimming with passion and meticulous attention to detail. Indeed, the conversion has retained much of the inherent agricultural character and heritage, with exposed and reclaimed beams, red brick, pantiles and an abundance of aesthetically pleasing architectural features woven naturally throughout this home.





MOTHER
THANK YOU FOR LIFE
FOR TEACHING ME
LIKE HOW TO
LAUGH
HOW TO LOVE
HOW TO
DRINK A LITTLE
ALCOHOL
AND LOVE LIFE

Come Gather At Our Table
Sit Down Drink Much Talk Crap







Accommodation

As you enter through the traditional stable-style door a veritable feast for your eyes awaits. The scale and character of the principal living space is breath-taking. As are, the three of King post truss beams overhead, one partially and two fully exposed. The kitchen occupies what was once a stable stall, now fitted with contemporary cabinetry and work surfaces, while its open connection with the adjoining dining and living areas creates an appealing space for relaxed everyday life and entertaining. The aforementioned overhead timbers as well as roof lights bring texture and natural light, while the proportions retain an unmistakable sense of the building's agricultural past.

Alongside this informal accommodation is an impressive, formal sitting room within one of the original barns. At over 21 feet in length, it has the scale for substantial furniture, as well as a desk/study space, yet with exposed beams and a handsome open fireplace with marble surround and hearth, it has a distinctly cosy, traditional atmosphere. An ideal retreat as the autumn and winter evenings start to draw in. The ground floor continues from the kitchen through to a second reception room, towards the rear, that leads into a delightful garden room, its broad windows framing greenery and drawing the garden into the house.

A separate utility/boot room, bathroom and cloakroom add useful practicality and give the accommodation an unusual degree of flexibility.

Two independent staircases create distinct sleeping areas. To the front, a galleried landing with striking chapel style window leads to an entirely private principal bedroom suite with dual-aspect light and shower room re-fitted with bespoke cabinetry. A separate staircase towards the rear rises to two further double bedrooms. This division is particularly suited for those looking to right-size without sacrificing space for visiting family, older children or guests, and offers interesting scope for creating a more private or semi-independent guest arrangement.

OUTSIDE

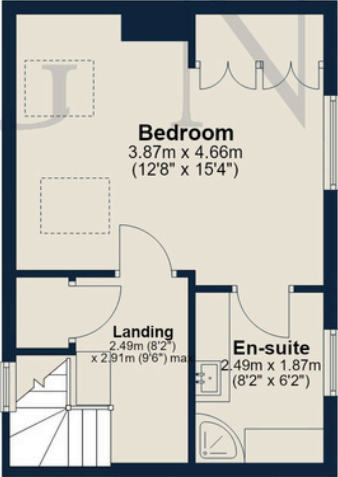
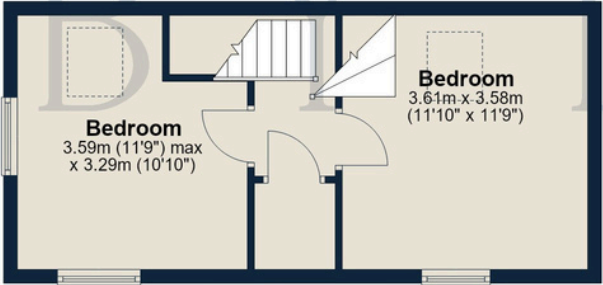
Outside, a five-bar timber gate opens into the sheltered walled garden, where a courtyard seating area makes the most of the southerly aspect. Lawn, mature planting and fruit trees give the garden a relaxed, established character, while a further terrace provides another setting for outdoor dining. There is off-road parking to the front, with space available beyond your gate, via the shared access drive to the side, when required.

All of this sits within Great Bowden, with village cafés, pubs, shop, church and recreational amenities close by, while Market Harborough town centre and its mainline station are also in walking distance. This combination of village life and direct rail connections to London is why Great Bowden is so enduringly sought after.

Ground Floor



First Floor



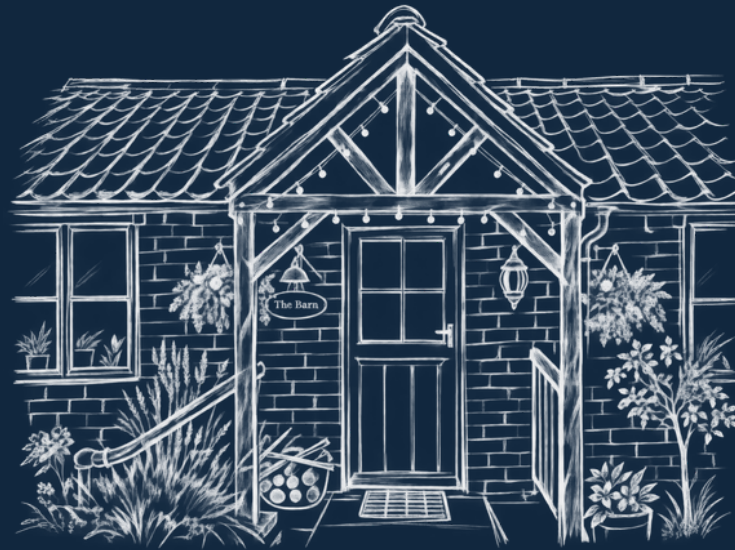
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 196.1 sq. metres (2110.8 sq. feet)

Measurements are approximate. Not to scale.
For illustrative purposes only.
Plan produced using PlanUp.







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National audience *local knowledge*