



Honeysuckle House, Penn Lane, Stathern, LE14 4JA

Guide Price: £895,000

A beautifully appointed barn conversion approaching 3,000 sq ft of versatile accommodation, set within generous private gardens with far-reaching views to the rear, in the heart of the highly regarded Vale of Belvoir village of Stathern.

Honeysuckle House is an exceptional detached home that combines the charm and character of a barn conversion with high-quality contemporary finishes and wonderfully light, open living spaces. The property has been thoughtfully designed around modern family life, with impressive proportions throughout, extensive glazing and a seamless connection to the surrounding gardens.

At the heart of the home is the stunning open-plan living kitchen, measuring approximately 38ft in length, with vaulted ceilings, exposed timber trusses, a substantial central island and ample space for both dining and relaxed seating. Full-height glazing and multiple sets of doors flood the room with natural light while connecting it effortlessly to the gardens and entertaining terraces beyond.

Complementing the open-plan space is a magnificent sitting room with a substantial exposed stone fireplace and inset woodburning stove, creating a warm and inviting reception room ideal for both family living and entertaining. A separate study/fourth bedroom offers excellent flexibility for home working or ground-floor accommodation, if required. The ground floor is further served by a useful utility room, wet room, cloakroom/WC and plant room.

Upstairs, the principal bedroom suite is particularly impressive, enjoying extensive fitted wardrobes and a luxurious en-suite bathroom. Two further generous double bedrooms, both with en-suite facilities, complete excellent accommodation for families or guests.

Outside, the property is approached via a private driveway leading to a carport and detached workshop/store. The gardens are a real feature of the home, predominantly laid to lawn with extensive fruit trees, vegetable gardens, established boundaries and various seating areas, all enjoying a high degree of privacy within a wonderful village setting. The property benefits from an impressive EPC rating of 76/79.

Stathern remains one of the Vale of Belvoir's most sought-after villages, offering a strong sense of community, a well-regarded public house and excellent access to Melton Mowbray, Grantham and Nottingham, together with mainline rail services from nearby Grantham into London King's Cross.

Accommodation & Amenities

- Beautifully appointed barn conversion approaching 3,000 sq ft of versatile accommodation, in the heart of the sought-after Vale of Belvoir village of Stathern
- Stunning 38ft open-plan living kitchen with vaulted ceilings, exposed timber trusses and a substantial central island
- Impressive sitting room with exposed stone fireplace and inset woodburning stove, plus a separate study/fourth bedroom
- Principal bedroom suite with fitted wardrobes and luxurious en-suite, plus two further en-suite double bedrooms
- Private driveway to carport and detached workshop/store, with mature gardens, fruit trees and vegetable gardens
- EPC rated an impressive 76/79, with excellent access to Melton Mowbray, Grantham and mainline rail services into London King's Cross









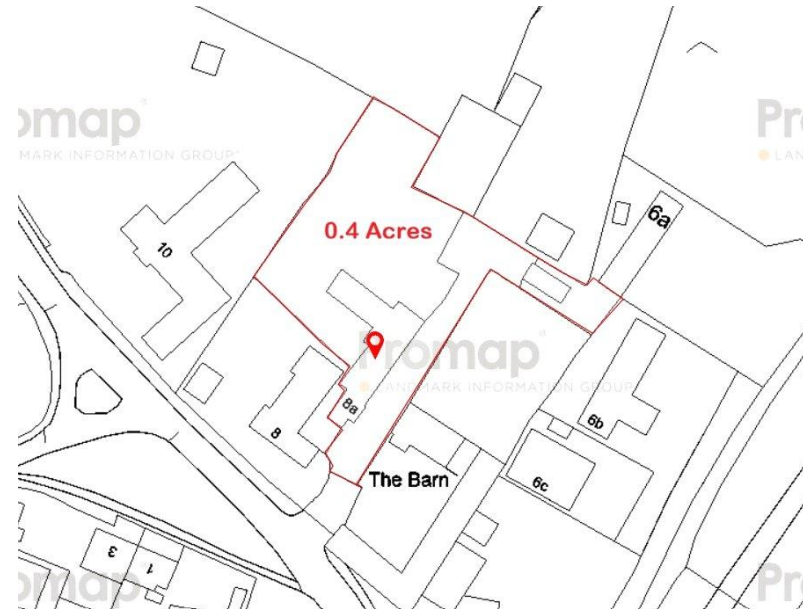




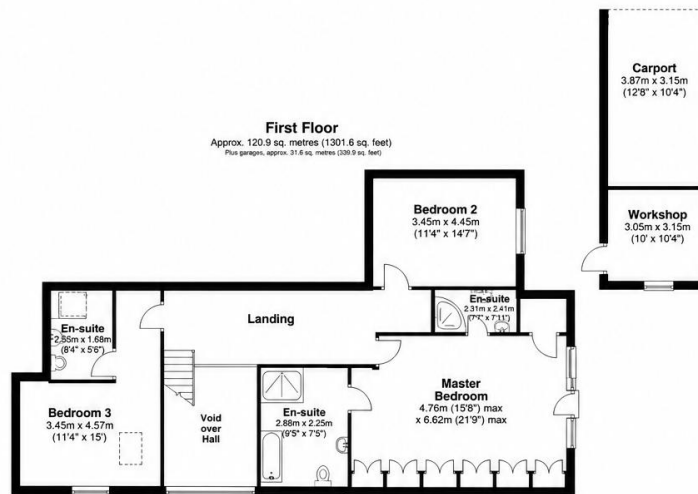
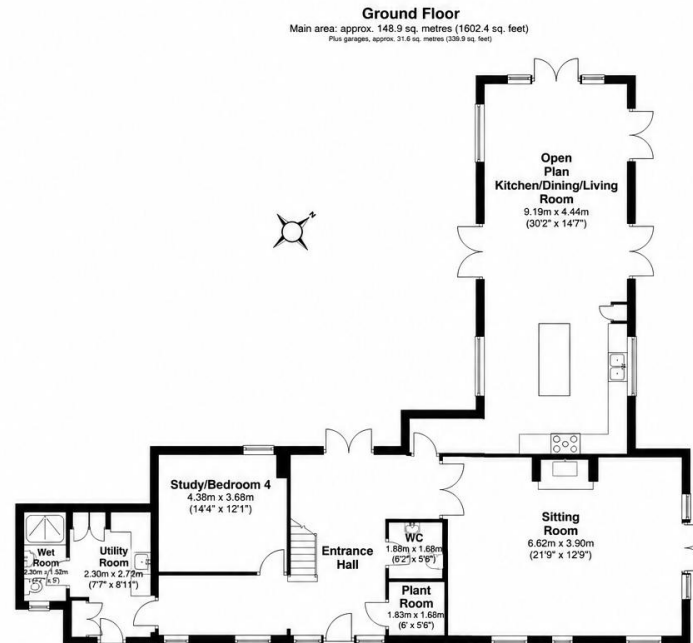








Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Main area: Approx. 269.8 sq. metres (2901.8 sq. feet)
Plus garages, approx. 31.6 sq. metres (339.9 sq. feet)
This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.