



Greenfield House
Debdale Wharf, Kibworth, Leicestershire

**STRUTT
& PARKER**
BNP PARIBAS GROUP

An exceptional and unique house built in a chalet style with extensive outbuildings and paddocks

A beautifully crafted, bespoke house situated on a gated country lane within the rural hamlet of Debdale, just 5 miles from Market Harborough. Benefiting from open-plan design and multiple living areas the house has countryside views, parking for up to a dozen cars as well as extensive outbuildings, including a large barn, tool shed and stabling to complement the two paddocks.



5 RECEPTION
ROOMS



4 BEDROOMS



3 BATHROOMS



STABLES,
BARNs,
PADDOK



2.78 ACRES



FREEHOLD



RURAL/
VILLAGE



4,222 SQ FT -
6,239 SQ FT



GUIDE
£1,595,000

The property

Completed in 2015, Greenfield House has been a labour of love inspired by the owners' vision to create a unique house in a chalet style. Designed by an award-winning architect, the house was constructed in the Netherlands and assembled onsite. The house is a superb showcase of contemporary craftsmanship and design combining cutting-edge technology and artisanal detailing throughout.

The front door opens onto a ceramic-floored hallway and leads through to a beautiful contemporary kitchen with gloss white cabinetry, honey oak surrounds and quartz worktops. A large central island incorporates a breakfast bar and ceramic hob and the remainder of the well-appointed kitchen includes appliances by Miele, Smeg, and Siemens.

Beyond the kitchen is the dining room, the entrance of which is framed by a burr oak arch, which combines oak flooring with exposed brickwork and historic beams. Adjacent is the 'Great Room' which forms the heart of the house. This impressive space is defined by its high cedar ceilings, Venetian plaster walls, and a bespoke fireplace that provides central focus.

Concealed within the wall, a cinema television enhances the modern luxury of the setting, while the large Douglas fir windows and cedar shutters frame the room with natural light. The sunroom and adjoining bar complete the downstairs reception areas. The ground floor also includes a bedroom with countryside views and a nearby bathroom and separate WC, offering flexibility for guests or multigenerational living. To the right of the hall, the utility room provides storage and has a Belfast sink.

Upstairs, the library and minstrel's gallery overlook the living spaces with vaulted ceilings, timber beams, and full-height windows. The guest suite has oak flooring, built-in wardrobes, and a marble-finished en suite. The principal suite has walk-in wardrobes, bespoke fitted furniture and a private balcony overlooking the countryside. Stairs rise to a mezzanine dressing room with integrated storage. The en suite features a Jacuzzi bath, twin basins, and a shower and steam room. Lastly, a study, with full-height glazing, and floor-to-ceiling shelving provides the option of a home office or fourth bedroom.







Outside

Access to the house is off the A6 and 360m meters along a gated, Council adopted country lane. A 5-bar gate with pedestrian side gate opens onto an extensive parking area with space for over a dozen vehicles and an electric charge point. The immediate garden to the north and south of the house is set to lawn bordered by mature trees. To the west is a raised timber decked area, accessed via a stone terrace directly from the house, which incorporates a chalet/office, a bar and central water feature.

To the north of the driveway and accessed via a 5-bar gate are two fenced paddocks serviced by a large barn and adjacent workshop, two stables and a storeroom.

Location

Greenfield House is situated in the rural hamlet of Debdale just outside Kibworth. Kibworth Harcourt and close-by Kibworth Beauchamp offer an excellent range of amenities, including a primary and secondary school, public library and medical centres, along with a range of shops, including a post office and

supermarket, pubs and restaurants. Both villages are renowned for their sense of community with cricket, bowling and tennis clubs, and a sports centre at Kibworth Beauchamp. There are numerous footpaths available which are directly reached from Debdale Lane without the need to cross a main road.

Communication links are excellent with rail services to London St Pancras International from either Leicester or Market Harborough. An extensive East Midlands motorway network is approximately 12 miles away to the south at J20 of the M1 with the M69, M6, M42 and A14 all within easy reach. East Midlands Airport is at Junction 24 of the M1, Luton Airport at Junction 10a of the M1 or Birmingham Airport at Junction 6 on the M42. Business centres within easy driving distance include Leicester, Birmingham, Nottingham, Northampton and Coventry. Aside from the villages' schools, there are other renowned primary and secondary schools close by which include Stoneygate and Leicester Grammar which are located in Great Glen.

Distances

- Market Harborough centre 4.5 miles
- Leicester Centre 11 miles
- M1 Junction 20 12.7 miles
- Uppingham 17 miles
- Oakham 20 Miles

Distances

- Market Harborough 4.4 miles
- Leicester 11 miles
- Uppingham 17 miles
- Oakham 20 miles

Nearby Stations

- Market Harborough 5 miles
- Leicester 11 miles
- Corby 14.5 miles

Key Locations

- Harborough Museum
- Union Wharf
- Welland Park
- Foxton Locks
- Rockingham Castle
- Mini Meadows Farm
- Wistow Maze
- National Space Centre

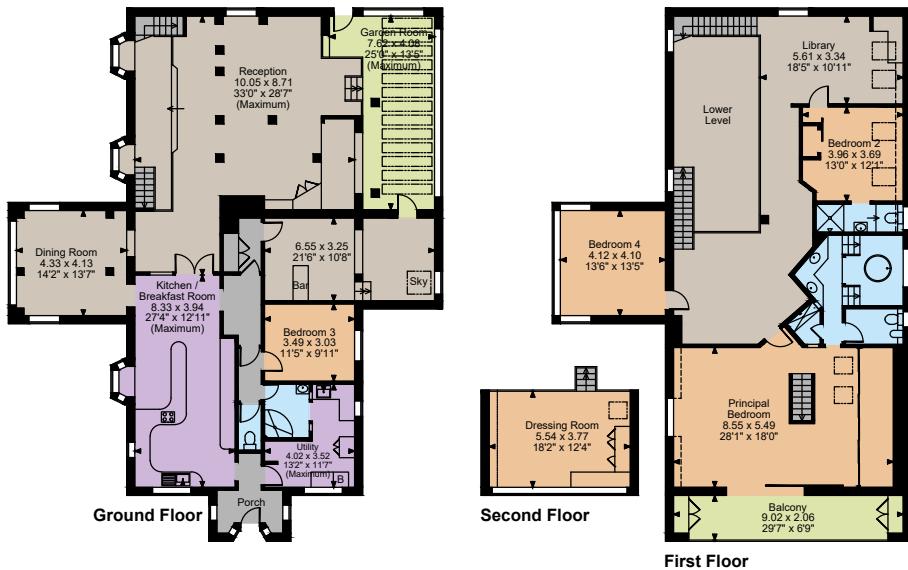
Nearby Schools

- Brooke House College
- Stoneygate School
- Leicester Grammar
- Spratton Hall
- Leicester High School for Girls
- Uppingham
- Oakham
- Oundle
- Rugby







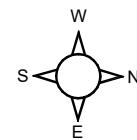


The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Floorplans

House internal area 4,222 sq ft (392 sq m)
 Outbuildings internal area 2,017 sq ft (187 sq m)
 Balcony external area: 144 sq ft (13 sq m)
 Total internal area: 6,239 sq ft (580 sq m)
 For identification purposes only.

Directions

Post Code: LE8 0XA

what3words: ///accented.spenders.jots takes you to the gated junction of Debdale Lane with the A6, Harborough Road.

what3words: ///year.hedgehog.sector takes you to the house.

General

Local Authority: Harborough District Council
 Tel: 01858 828 282

Services: Mains water and electricity are connected. Oil-fired central heating. Private drainage which we understand may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: C

Fixtures and Fittings: As per contract

Wayleaves and easements: There is no public right of way within the curtilage. However, the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Stamford

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Over 50 offices across England and Scotland,
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