

# Holdings

A Modern Estate Agent



**The Dairy Parlour 12 Auster Crescent, Leicester, LE7 4UE**

**Guide price £599,950**

An exceptional Grade II listed detached barn conversion, beautifully combining original period features with contemporary finishes, centred around a stunning double-height living space with vaulted ceilings and exposed timber trusses. Offering four versatile bedrooms, generous reception areas, a double garage and private gardens, The Dairy Parlour enjoys a sought-after village setting within the picturesque Wreake Valley. **NO UPWARD CHAIN.**

## Summary

The Dairy Parlour is an exceptional Grade II listed conversion that effortlessly combines historic character with contemporary luxury. Originally dating back to the early eighteenth century and thoughtfully transformed as the flagship home within the prestigious Bluestones development, this remarkable residence showcases an impressive blend of architectural heritage and high-quality modern finishes.

From the moment you step inside, the home makes an unforgettable first impression. At its heart lies a magnificent double-height reception space where soaring vaulted ceilings, exposed timber trusses, original brickwork and a striking bespoke oak staircase create a dramatic yet welcoming environment. A feature solid fuel stove provides a natural focal point, whilst expansive glazing floods the interior with natural light and enhances the sense of scale throughout.

The beautifully appointed kitchen and dining area has been designed with both family life and entertaining in mind. Featuring quality oak cabinetry, granite work surfaces, integrated appliances and a substantial central island, it offers an elegant and highly functional space that connects seamlessly with the main living area through glazed oak-framed partitions.

The accommodation is both versatile and well balanced. A generous ground floor room currently offers flexibility as either a fourth bedroom, guest suite or home office, complete with its own en-suite shower room and direct access to the garden. Upstairs, three further double bedrooms continue the theme of character and comfort, with exposed structural features adding charm and individuality. The principal suite enjoys a triple aspect, private Juliet balcony and a stylish en-suite shower room, while the remaining bedrooms are served by a beautifully finished family bathroom.

Outside, the property enjoys a high degree of privacy with an enclosed rear garden designed for ease of maintenance. A generous patio provides the perfect setting for outdoor dining and entertaining. A substantial driveway provides extensive off-road parking and leads to a detached double garage.

Occupying a desirable position within the sought-after village of Rearsby, on the edge of the picturesque Wreake Valley, this unique home offers the perfect balance of rural charm and modern convenience. Surrounded by attractive countryside

yet within easy reach of Leicester, Loughborough and Melton Mowbray, The Dairy Parlour represents a rare opportunity to acquire a truly distinctive home of outstanding character and quality.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

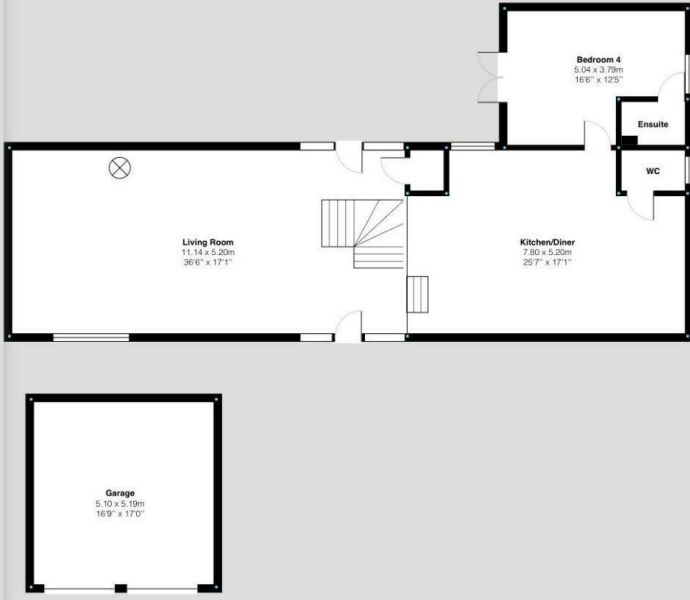
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## Extra Information

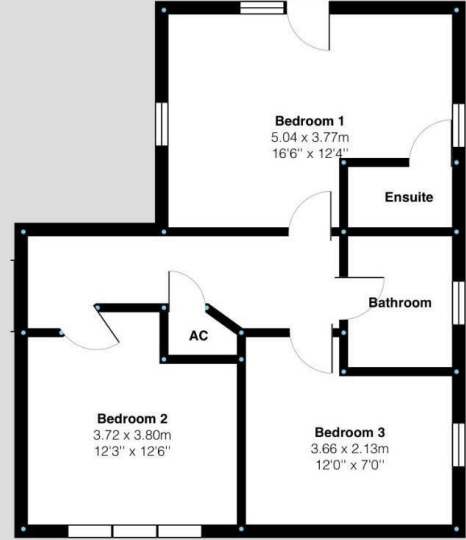
To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

Ground Floor:



First Floor:



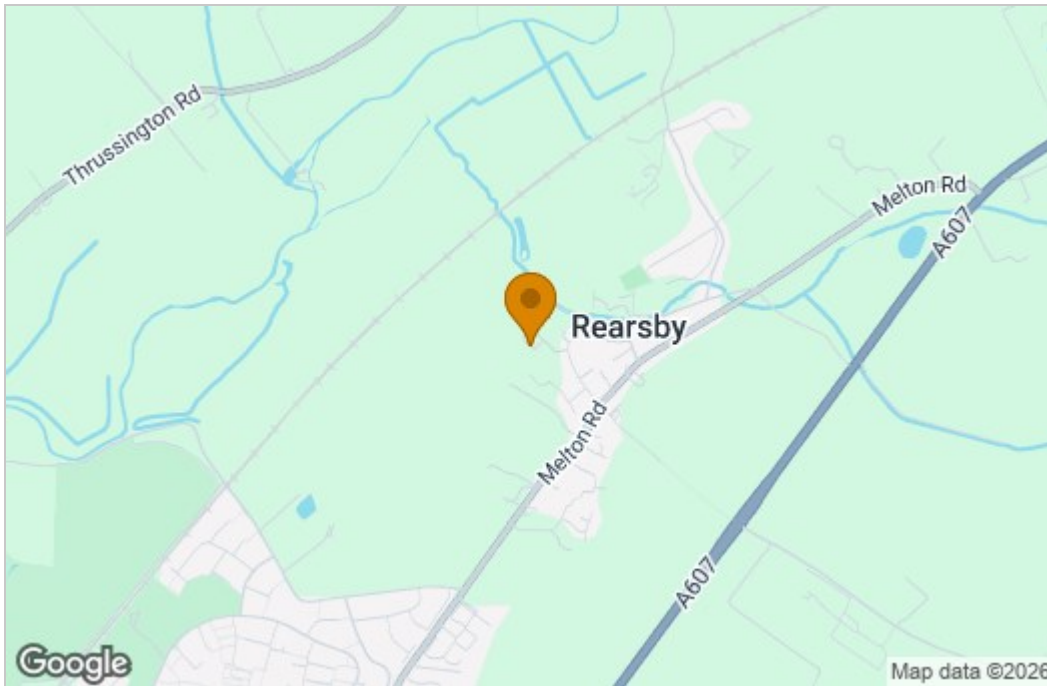
Auster Crescent, Rearsby  
Internal Square Footage: Approx 1991 sq.ft



Auster Crescent, Rearsby  
Internal Square Footage: Approx 1991 sq.ft



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

9 Bedford Square, Loughborough, Leicestershire, LE11 2TP  
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk