



1 THE OLD GRAMMAR SCHOOL

KIBWORTH BEAUCHAMP, LEICESTERSHIRE



KING WEST



KING WEST

10 Church Square, Market Harborough, Leicestershire, LE16 7NB

Tel: 01858 435970

Email: enquiries@kingwest.co.uk

Land & Estate Agents • Commercial • Town Planning & Development Consultants

Offices: Market Harborough • Stamford



These particulars are intended as a guide and must not be relied upon as statements of facts

A beautifully reimagined period home within the former music block of The Old Kibworth Grammar School, combining character and contemporary style in the heart of the highly regarded village of Kibworth Beauchamp.

1 The Old Grammar School

School Road, Kibworth Beauchamp, Leicestershire, LE8 OEW

Market Harborough 6 miles (HST to London St Pancras International),
Leicester 10 miles (HST to London St Pancras International), (All distances are approximate).

- Entrance Hall
- Sitting Room
- Breakfast/Dining Kitchen
- Cloakroom & Utility Room
- Games & Entertaining Rooms
- Principal Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- South Facing Garden
- Off Road Parking & Double Garage

A striking Grade II listed residence dating from the 1700s, thoughtfully transformed into a sophisticated and wonderfully peaceful property at the heart of Kibworth Beauchamp.

Situation

Kibworth Beauchamp is situated within a Conservation Area and is within easy reach of South Leicestershire’s attractive countryside. Shopping in the village is catered for by local shops and a delicatessen, together with a Doctor’s Surgery, popular public houses and restaurants. Sporting facilities include cricket, golf, bowls and tennis clubs.

The town of Market Harborough contains a comprehensive range of shops, commercial centre, theatre, leisure centre and golf clubs. The city of Leicester contains an extensive array of commercial and leisure amenities and thriving shopping centres.

There is excellent schooling in the area in both state and private sectors. St Cuthbert’s Primary School, Stoneygate Preparatory School, Leicestershire High School and Leicester Grammar School, Oakham and Spratton schools are also within easy travelling distance.

Both Market Harborough to the south and Leicester to the North offers mainline train services to London St Pancras International with a journey time of approximately just under the hour.

Communications in the area are excellent with the East Midlands motorway network nearby. The M1 (Junction 21) and the M69 both connecting to the M6 giving access to Birmingham, Coventry and Nottingham. Internation air travel is available to East Midlands Airport, Birmingham, Stansted and Luton.

The Property

A striking Grade II listed residence dating from the 1700s, this exceptionally distinctive red-brick home has been thoughtfully transformed into a sophisticated and wonderfully peaceful property at the heart of Kibworth Beauchamp.

Arranged over four floors and extending to approximately 2,800 sq ft, the house effortlessly combines period character with contemporary design. From the handsome brick elevations and full-height sash windows to the exposed beams, feature fireplaces and flagged floors, original detailing sits beautifully alongside a refined modern interior.

The welcoming entrance hall sets the tone, with its flagged floor and generous proportions. To the left, the elegant sitting room enjoys a double aspect and high ceilings, creating a wonderfully light and atmospheric space. A feature fireplace provides a natural focal point, with useful built-in storage.

At the heart of the home is the impressive kitchen and dining room. Designed with both everyday living and entertaining in mind, the contemporary kitchen is exceptionally well appointed with a comprehensive range of integrated Neff appliances, including a Novy induction hob, together with ample cabinetry and a generous breakfast bar. The adjoining dining area is flooded with natural light, while glazed double doors open directly onto the patio and garden, creating an effortless connection between the house and outside.

The lower ground floor introduces a more informal and entertaining dimension to the property. Brick and timber stairs descend to a pair of beautifully appointed rooms, currently arranged as a games room and bar. Exposed beams, timber and tiled flooring add warmth and character, while a concealed utility and laundry area sits discreetly alongside. A further door leads to a spiral staircase, providing direct access to the garden patio.

The first floor is particularly light and spacious, with a full-height sash window illuminating the staircase. The principal bedroom is a generous and calming retreat, featuring handsome bay sash windows and a well-appointed en suite shower room. A further double bedroom enjoys two full-height sash windows to the front elevation, together with a feature fireplace and adjoining storage. A cloakroom completes this floor.

The second floor provides two further spacious double bedrooms, accompanied by a stylish family bathroom. The arrangement offers excellent flexibility for family life, guests or working from home.

Outside

The enclosed rear garden is a particularly attractive extension of the living space. Partly walled and fenced, it is framed by established herbaceous borders, mature planting and trees, with a generous lawn and paved pathways leading around the garden.

A superb patio provides an ideal setting for outdoor dining and entertaining, while double-opening gates lead through to the detached double garage. Currently arranged as a gym and storage space, the garage offers excellent versatility alongside a block-paved driveway providing off-road parking.

To the side, a gravelled seating area is perfectly positioned to enjoy the afternoon sun. An EV charging point and timber garden shed complete the outside space.

General Remarks

Council Tax Band

Council Tax Band G

Services

None of the services have been tested by the agents.

Local Authority

Harborough District Council

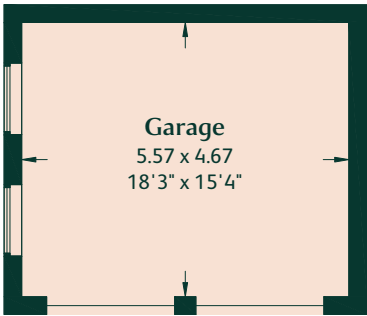
EPC Rating

Energy Rating D

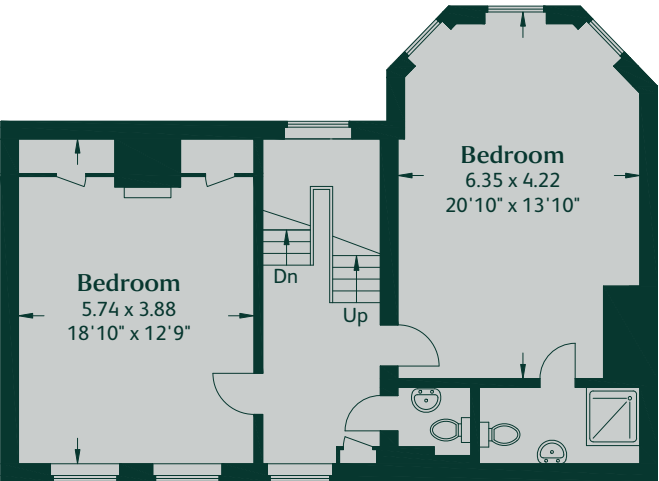


Floorplans

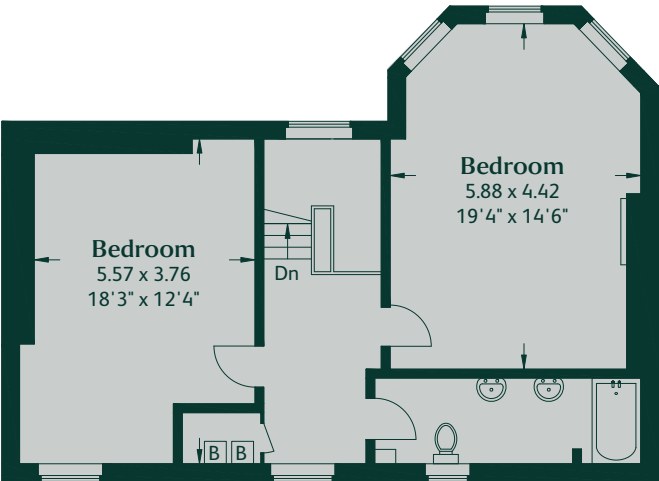
Approximate Gross Internal Area = 260.17 sq m / 2800.44 sq ft
Garage = 26.01 sq m / 279.96 sq ft
Total Area = 286.18 sq m / 3080.41 sq ft



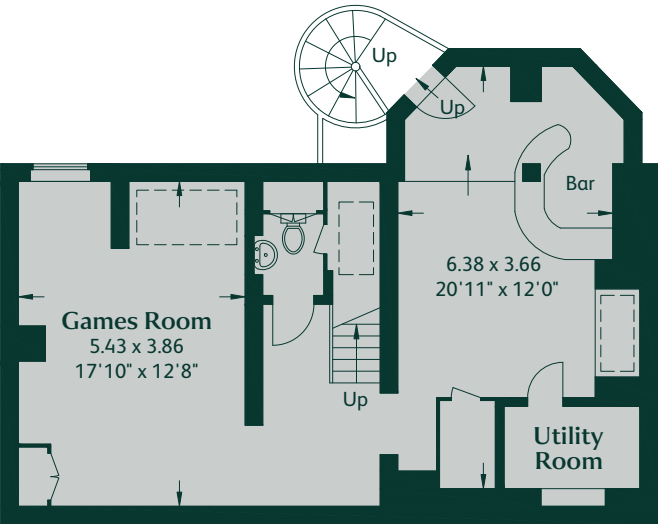
Garage



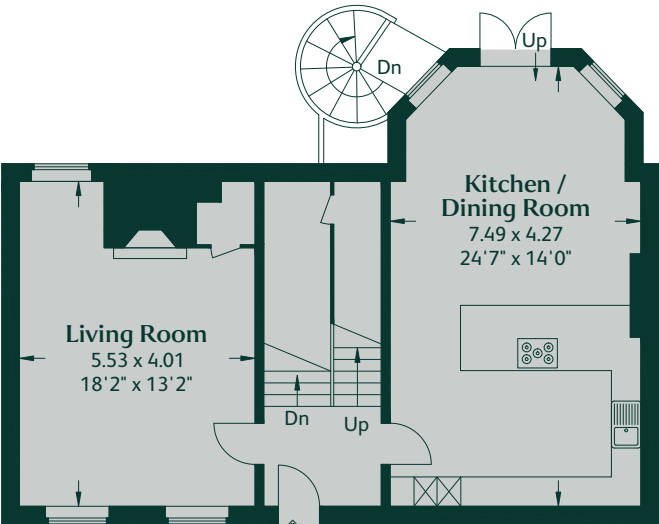
First Floor



Second Floor



Lower Ground Floor



Ground Floor

Important Notice

King West, their joint Agents (if any) and clients give notice that:

1. These property particulars should not be regarded as an offer, or contract or part of one. You should not rely on any statements by King West in the particulars, or by word of mouth or in writing as being factually accurate about the property, nor its condition or its value. We have no authority to make any representations or warranties in relation to the property either here or elsewhere and accordingly any information given is entirely without responsibility.
2. The photographs, videos and/or virtual tours illustrate parts of the property as were apparent at the time they were taken. Any areas, measurements or distances are approximate only.
3. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.
4. All dimensions, descriptions, areas, reference to condition and permission for use and occupation and their details are given in good faith and are believed to be correct, but intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each item.
5. King West have not tested any services, equipment or facilities, the buyer or lessee must satisfy themselves by inspection or otherwise.
6. **MONEY LAUNDERING REGULATIONS:** The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017: Intending purchasers will be asked to produce satisfactory proof of their identification, address and source of funds at the point any sale is agreed. KingWest uses "Coadjute / coadjute.com" as our regulatory consultants and prospective Buyers will be required to provide requisite information to them via secure link in order to complete the biometric checks electronically at a cost of £27 + VAT per person, non-refundable. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.
7. These particulars should not be reproduced without prior consent of King West. August 2026.





KING WEST

01858 435970
www.kingwest.co.uk