



The Old Byre Hickleton, DN5 7BA

£280,000 OffersInRegionOf
Tenure Freehold

- SHAKER-STYLE KITCHEN WITH INTEGRATED APPLIANCES
- PRIVATE, ENCLOSED COURTYARD GARDEN
- GRADE II LISTED BARN CONVERSION
- SPACIOUS LOUNGE WITH FLOOR-TO-CEILING WINDOWS
- TRADITIONAL STONE

Escape to Your Own Holiday-Style Home in Idyllic Hickleton

Tucked away in the peaceful, picturesque village of Hickleton, this Grade II listed barn conversion offers the charm of a countryside retreat with the comfort and quality of thoughtful design. Whether you're looking for a relaxing weekend getaway, a full-time character home, or a standout holiday let, this unique property invites you to embrace a relaxed, holiday-style lifestyle—every day.

A True Holiday Escape

Step inside and feel instantly at ease. The spacious lounge is flooded with natural light thanks to two striking floor-to-ceiling picture windows that overlook the private, enclosed courtyard, bringing the outside in. With a traditional beamed ceiling, solid wood finishings sympathetic to the property’s age and style, and a stunning stone feature fireplace, this room perfectly balances character and comfort—ideal for cosy evenings or bright, airy afternoons.

The Shaker-style kitchen continues the theme of charm and practicality. Fully equipped with integrated appliances—including a fridge, freezer, washing machine, oven, hob, and hood—it’s a versatile space for everything from morning coffee to hosting dinner parties, all within a warm, country-style setting.

Charming Bedrooms with Character

Upstairs, the mezzanine master bedroom offers a peaceful retreat, overlooking your very own dressing room. This bright and tranquil space includes a fully tiled en-suite bathroom with a modern shower—perfect for unwinding after a day out. Two additional bedrooms, one double and one single, the double with built-in wardrobes, provide comfortable accommodation for family or guests.



TOTAL: 116 m2
GROUND FLOOR: 94 m2, FIRST FLOOR: 22 m2
EXCLUDED AREAS: LOW CEILING: 13 m2, OPEN TO BELOW: 5 m2
FLOOR PLAN CREATED BY: WELLSHOE HOMES. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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