



4 Boston Sidings,
Cadeby,
Warks, CV13 0FD





£1,250,000

GENERAL

A wonderful barn inspired contemporary property with spectacular country views on an excellent plot, extending to approximately 0.4 acres. The Dairy is located on an exclusive gated development, cleverly designed in the style of a traditional farmstead, just outside Market Bosworth.

Although the design concept may be traditional, the internal layout has been planned for modern family living. There are beautiful open-plan reception spaces with bi-fold doors leading out onto the various terraces and four bedrooms, two of which have en suites. The striking open-plan kitchen and living space features a vaulted ceiling with exposed rafters and a stylish German kitchen. On the first floor there is a sumptuous master bedroom with full height ceiling and a window filling the entirety of the gable, framing the superb views. There are two further double bedrooms and a luxurious family bathroom.

The gardens wrap round three sides of the barn.



SPECIFICATION

Particular attention has been paid to the specification with underfloor heating to the ground floor and radiators to the first floor, all controlled via a "Heatmiser App" or via touchscreen panels located throughout the property. There is also a "Heat Recovery System" to maximise efficiency. There is low voltage recessed down lighting and structured cabling throughout the property, controlled from a patch panel in the comms cabinet. The external windows and doors are made of the VELFAC V200 aluminium / timber composite window system, which combines the natural beauty of a timber interior with the benefit of a durable aluminium exterior. The drainage from the property runs to a BioFicient Klargestar. The property benefits from having a working ADT alarm system.

LOCATION

Ideally positioned, Bull in the Oak is a hamlet located approximately one mile to the East of Market Bosworth. Market Bosworth is one of the most well regarded and exclusive towns in West Leicestershire. The town services a wide area and is locally considered to be one of the most desirable locations to live. There is a traditional market every Wednesday as well as a Farmers Market that is held on the fourth Sunday of every month. The town is home to one of the area's leading private schools, The Dixie Grammar. There is a thriving community with a variety of sports clubs including rugby, football, golf and bowls. To the West of Market Bosworth is a marina and water park. There is a large country park close to the development overlooked by the historic Bosworth Hall Hotel. Market Bosworth attracts many tourists because of its rich history and the recent discovery of Richard III remains has been a major boost.

THE BARN

The accommodation is arranged as follows. A glazed front door opens into the reception hall.

RECEPTION HALL

A beautiful light space. There is a roof light, glazed door to the main garden, oak staircase with glass balustrade rising to the first floor and doors to all the principal rooms.

CLOAKROOM

With a double flush lavatory, wash hand basin set on vanity unit.

SITTING ROOM

18'5" x 18'1"
A glorious light room with bi folds opening onto the terrace. There is a wood burning stove, dimmer switches and remote controlled electric blinds.

HOME OFFICE/BEDROOM FIVE

11' x 10'1"
A versatile room with French doors to the garden

LIVING KITCHEN

37'6" x 19'1"
A wonderful open plan contemporary space with kitchen/dining and living areas. There is a high vaulted ceiling with exposed roof trusses which adds to the feeling of space. Two sets of bi folding doors open onto both the front and rear gardens, creating a perfect combination of indoor and outdoor living and entertaining space. The kitchen area is fitted with stylish high-end cabinets by "Rotpunkt" with carbon grey fronts and polished quartz work surfaces. There is a large central island with breakfast bar. Integrated appliances by "Siemens" include an induction hob with extractor over, a wi-fi controlled oven and combination microwave with warming drawer, a larder fridge and dishwasher. Additional appliances include a "Liebert" larder freezer and a dual zone wine fridge. There is a tiled finish to floor.

UTILITY ROOM

13' x 5'8"
Fitted with base and wall units incorporating a single drainer sink unit. There is space and plumbing for a washing machine and space for a tumble dryer. Door to the garden.

GUEST BEDROOM

14' x 12'4"
A lovely guest bedroom which is perfect for older relatives or teenagers. It would also work very well as a self contained office suite. There are shutters and a door to the dressing room.

DRESSING ROOM

With fitted wardrobes with a further door to the en-suite.

EN-SUITE

Double sized shower enclosure with rainfall and hand held shower attachment and an "Aqualisa" external control. Wash hand basin on vanity unit with a de-mist back lit mirror behind and low flush lavatory. Chrome ladder style towel rail.

ON THE FIRST FLOOR

The oak staircase with glass balustrade rises to a large galleried landing.

GALLERIED LANDING

The galleried landing has a glass balustrade and opening off the landing are the bedrooms.

MASTER BEDROOM

17'2" x 18'5"
A superb room with full height ceiling and large gable window that frames the views. There are remote controlled electric blinds and fitted wardrobes. Door to the en-suite.

EN-SUITE

Walk in shower enclosure with rainfall and hand held shower attachment with external control. Wash hand basin set on a floating vanity unit, a de-mist backlit mirror, chrome ladder style towel rail, low flush lavatory.

BEDROOM THREE

12'9" x 9'6"
There are fitted wardrobes with part mirrored fronts and a dimmer switch.

BEDROOM FOUR

17'4" x 12'5"
With a bank of fitted wardrobes with shutters.



BATHROOM

A luxurious bathroom with suite comprising a panelled bath with waterfall tap, double shower enclosure, wash hand basin set on vanity with a de-mist back lit mirror behind, ladder style towel rail.

OUTSIDE

The barn is accessed through security gates opening onto a shared resin drive which leads to a parking area, providing parking for several vehicles, in front of the property. There is a DOUBLE GARAGE with electric roller shutter door, electric charger point and a beautiful garden to the front.

THE GARDENS

The South facing front garden is lawned with a terrace accessed from the living kitchen. The main garden wraps round two sides of the barn and there is a large terrace which can be accessed from the living kitchen and sitting room. The garden includes a mix of mature and young fruit trees and a stocked planted border and a post and rail fence runs along the field boundary. A large shed is also included in the sale.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		83	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	























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