



Hereford Cottage Bosworth Road,
Cadeby,
, CV13 0DW





£460,000

GENERAL

Hereford Cottage is a stylish barn conversion located just outside Market Bosworth. The barn is full of character with high vaulted ceilings, exposing many of the original roof timbers and some other lovely features. The barn is on an exceptional secure plot accessed through electric gates with south and west facing beautifully landscaped gardens which are a real sun trap through the Summer months. There are some pretty terraced areas perfect for outdoor dining and entertaining. The accommodation briefly includes a sensational open plan living and dining area, a country kitchen, three bedrooms and a luxurious bathroom.



LOCATION

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, and there is also a High School rated by OFSTED as "outstanding" and Primary School. There is a thriving community with a variety of sports clubs including rugby, football and bowls.

THE BARN

The accommodation is arranged as follows. Front door opening into reception hall.

RECEPTION HALL

With Kamdean timber herring-bone style floor. Airing cupboard and doors to the principal rooms.

LIVING ROOM

22'8" x 12'9" red to 9'8"

A wonderful open plan living area, the focal point of which is the brick built fireplace with coal effect gas fire. There is a vaulted ceiling with exposed roof trusses, French door to courtyard, central heating radiator and door to bedroom two.

KITCHEN

13' x 9'

A country style kitchen with hand made pine fronts, polished granite work surfaces, tiled splasbacks and under counter lighting. Integrated appliances include a four ring gas hob with single oven and dishwasher. There is a heavy oak breakfast bar. and natural stone tiling to the floor. Exposed roof trusses and stable door opening into the courtyard.

BEDROOM ONE

12'10" x 11'4"

A beautifully decorated room with vaulted ceiling. Central heating radiator.

BEDROOM TWO

12' x 8'4"

Opens off the sitting room. Central heating radiator.

DRESSING ROOM

8'5" x 5'9"

A really useful space used by the current owner as a store.

BEDROOM THREE

9'5" x 8'11"

Bedroom three is used by the currently used as a dressing room. There are hanging rails, drawers and shoe shelves running down either side of the room which are included in the sale. Central heating radiator.

BATHROOM

A luxurious bathroom including traditional roll top bath with shower over, pedestal wash hand basin with light above, electric shaver point and low flush lavatory. Central heating radiator.

OUTSIDE

An archway leads to a shared courtyard to the front of the barn where there is a hard landscaped garden area perfect for catching the early morning sun.

Electric gates open onto the private garden where the cobbled drive leads to the SINGLE DETACHED GARAGE which has an electric up and over door.

THE GARDEN

The garden has been beautifully landscaped. There are terraced and decked areas perfect for outdoor dining and entertaining. There is a lawn and at one side of the

garden is vegetable area with two raised borders and greenhouse.

A path leads to another storage area where there is a shed and a summer house, both are included in the sale.

COUNCIL TAX

Hinckley & Bosworth Band E.



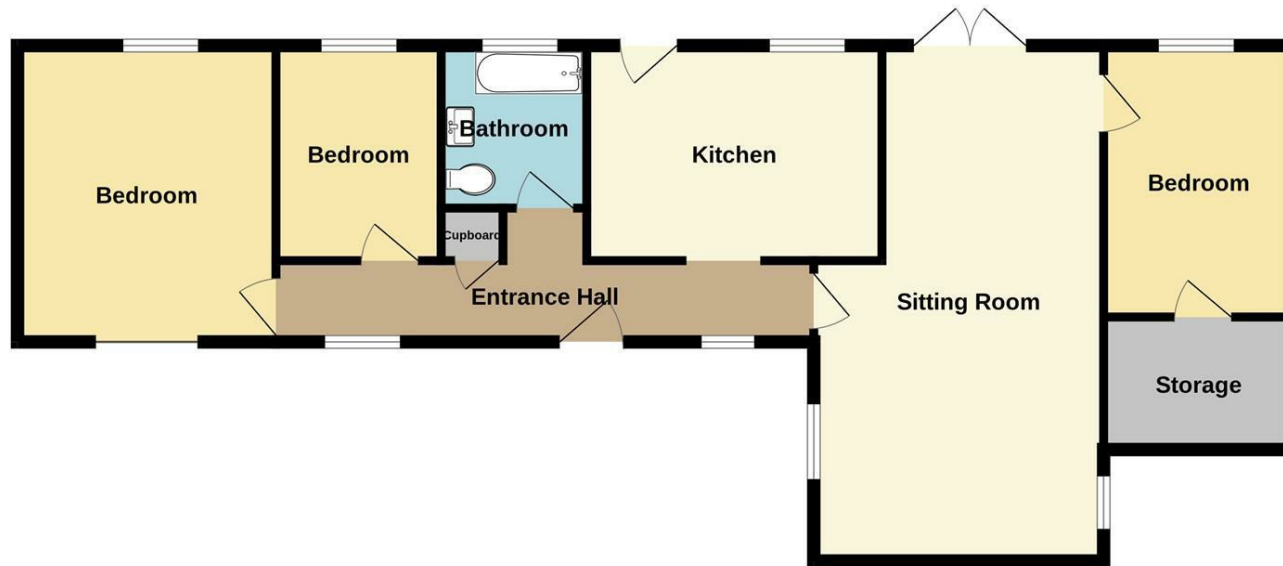
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Ground Floor



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