



The Elms Kirkby Road,
Barwell,
Leics, LE9 8FT





£1,100,000

GENERAL

The Elms is a handsome Victorian house set in approximately 1.6 acres and although the house has been substantially improved over the years, great care has been taken to preserve many of the original Victorian features. The accommodation briefly includes an impressive reception hall with Minton floor, an elegant sitting room, dining room and home office. The open plan living kitchen is fitted with a range of bespoke units by "Christopher Peters" and has been extended by the present owners with a stylish garden room. There are five bedrooms spread over the first and second floors, including a sumptuous master bedroom suite. Outside, the house is approached down a long drive and is set well back from the road with gardens to the front and rear. There is also a very useful range of outbuildings and garaging.



LOCATION

Barwell is a thriving village with an excellent range of amenities and shops to include two churches, public houses, shops, restaurants, schools, doctors surgeries etc. There is easy access to the major road networks via the A47, A5 and M69 and the town of Hinckley where there are fast train services to Birmingham and Leicester.

THE HOUSE

The accommodation is arranged over three floors as follows. Front door opening into entrance porch.

ENTRANCE PORCH

Original door with an amazing stained glass window into the reception hall.

RECEPTION HALL

There is an impressive staircase rising to the first floor, a lovely original Minton style floor, corncicing to the ceiling and central heating radiator.

CLOAKROOM

With a traditional high flush lavatory, wash hand basin and towel rail.

SITTING ROOM

18'2" into bay x 14'5"

An elegant room with a fireplace housing a wood burner (multi fuel stove). There are two central heating radiators and door to the greenhouse.

DINING ROOM

17'5" into bay x 13'8"

An impressive room. There are radiators housed with oak covers, a traditional cast iron fireplace, picture rail and corncicing to ceiling.

HOME OFFICE

15' x 11'7"

A really interesting room with panelled walls. The focal point is the fireplace housing a mutli fuel stove, corncicing to the ceiling and book shelving. Central heating radiator.

LIVING KITCHEN

27'6" x 13'9"

A wonderful open plan living space with French flagstones to the floor. The kitchen area is fitted with bespoke painted units with polished granite work surfaces by "Christopher Peters". There is a gas fired Aga together with a companion set which has a four burner gas hob. Integrated appliance include a full height fridge, a freezer and dishwasher?. Separating the kitchen from the garden room is a breakfast bar. The kitchen opens into the GARDEN ROOM, which has French doors opening into the garden.

UTILITY ROOM

7'10" x 6'4"

With plumbing for a washing machine and venting for tumble dryer. There are two gas boilers.

PANTRY

Quarry tiled floor.

ON THE FIRST FLOOR

Stairs rise from the reception hall to a half landing. Opening off the half landing is a bathroom.

FAMILY BATHROOM

With a suite comprising a panelled bath, wash hand basin, low flush lavatory. High gloss tiles to the floor and a heated towel rail.

THE MAIN LANDING

Opening off the landing are the bedrooms.

MASTER BEDROOM

18' x 14'5"

A beautiful room with corncicing to the ceiling and a bay window overlooking the gardens. Central heating radiator.



EN-SUITE

15' x 12'9"

A magnificent en-suite with a roll top bath, double sized shower cubicle, low flush lavatory, bidet, two wash hand basins set into a washstand that has a granite counter top and mirrors behind. Heated towel rail and cornicing to ceiling.

BEDROOM TWO

12'8" x 10'8"

A double bedroom with pretty ornamental cast iron fire surround. There is a fitted cupboard and central heating radiator.

EN-SUITE

Shower enclosure, low flush lavatory, wash hand basin. Central heating radiator.

BEDROOM THREE

10' x 5'5"

A small bedroom or cot room. Cornicing to ceiling. Central heating radiator.

BEDROOM FOUR

18' x 13'8"

Ornamental cast iron fire surround. Central heating radiator.

ON THE SECOND FLOOR

Stairs rise from the main landing to a half landing, opening off which is a shower room.

SHOWER ROOM

With shower enclosure, low flush lavatory, wash hand basin, tiled finish to floor. Central heating radiator.

ON THE SECOND FLOOR

Opening off the landing, there is a bedroom.

BEDROOM FIVE

14'1" x 12'8"

A room which is full of character with an ornamental cast iron fire surround. Central heating radiator. (First measurement 11'4" measured to 5' eaves height).

STORE ROOM

9'2" x 5'7"

THE APPROACH

The house is set well back from the road. Wrought iron gates open onto a drive with lawn to the side and some fine trees. The drive passes the house and carries onto the garaging.

GARAGE

20'7" x 16'5"

Double doors.

WORKSHOP

15'10" x 12'10"

Adjoins the garage.

DOUBLE GARAGE

22' x 15'8"

Two roller shutter doors with log store adjoining. It should be noted that the access to the garage needs to be completed.

THE GARDENS

The gardens have been beautifully landscaped with heavily stocked flower and herbaceous borders. There is a large patio adjoining the

house partly sheltered by a pergola, over which a magnificent vine has been trained. A particular feature of the garden is the ornamental pond with water feature. Just beyond garden is a further lawn which makes a perfect play area.

COUNCIL TAX

Hinckley and Bosworth Council Tax Band G.











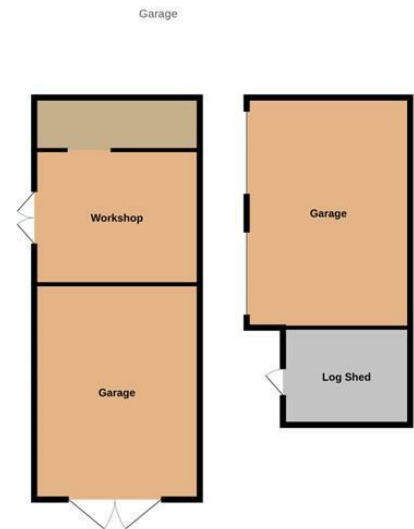












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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