



Dovecote Barn Church Road,
Shackerstone,
CV13 6NN

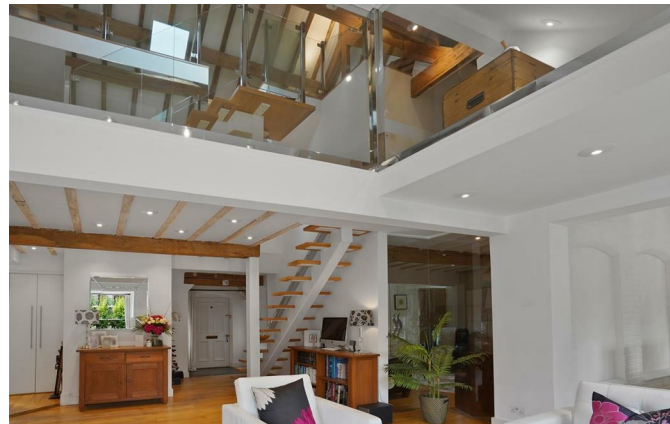




£1,175,000

GENERAL

Dovecote Barn is a sensational barn conversion in an idyllic village location. The original conversion was completely transformed with the clever introduction of bold contemporary styling including open flight staircases together with glass walling maximising natural light in the property. The modernist styling perfectly complements the original features which include vaulted ceilings, exposed roof trusses and stone walling. The accommodation flows really well and briefly includes at the barn's heart, an open plan living area which includes the kitchen, family and dining rooms. There are two further reception rooms and five bedrooms spread over two floors together with an open plan living space on the second floor currently used as a yoga studio. Outside, a traditional outbuilding has been converted into a gym with guest suite and sauna over adjoining garage. It should be noted that this building has been designed for easy conversion to a self contained annexe. There is a beautiful walled garden with views towards the church.



LOCATION

Shackerstone is without doubt one of the most exclusive and prettiest villages in the area and is set amongst some of West Leicestershire's finest countryside. There is a public house in the village and a highly regarded primary school which lies between Shackerstone and the neighbouring village of Congerstone. The Ashby canal runs past the village and there is also a small railway station which serves the battlefield line. In the summer there are often steam trains running between Shackerstone and Shenton. The historic town of Market Bosworth lies to the South and 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 and bowls.

THE BARN

The accommodation is arranged over three floors. The front door opening into a reception hall.

RECEPTION HALL

Oak boarded floor. A passage with glazed wall to one side leads to the main sitting room. Opening off the passage is the sitting room.

CLOAKROOM

With low flush lavatory, wash hand basin, chrome ladder style towel rail.

SITTING ROOM

15'5" x 11'8"

There is a media wall with space for a television and a hard wired surround sound system with

Panasonic speakers, beamed ceiling and central heating radiator.

DRAWING ROOM

20' x 13'4"

A charming and elegant room with beamed ceiling and inglenook fireplace with log burning stove. Central heating radiator and French doors opening into the dining room.

DINING ROOM

20'3" x 8'4"

With a vaulted ceiling giving a real feeling of space. French doors open into the garden, two central heating radiators and opening into the Family Room.

FAMILY ROOM

19'10" x 16'3"

The scale and innovative design of the barn is most evident in this space. The family room is overlooked by the first floor gallery which is entirely glazed.

The principal feature of the family room is the sensational contemporary gas fire on a stone plinth. There are French doors opening into the garden, a cloaks cupboard and breakfast bar. Opening off the family room is the kitchen.

KITCHEN

16'5" x 10'6"

The kitchen is fitted with a range of base and wall cabinets with polished granite work surfaces. There are back-lit display shelves incorporating a "Boch" microwave and a "Mercury" range style

cooker with five gas burners, two ovens and grill. There is also plumbing for a dishwasher and a wine fridge.

French doors to garden and the courtyard.



UTILITY ROOM

7'10" x 5'2" max

Fitted base units incorporating a sink. Plumbing for washing machine.

ON THE FIRST FLOOR

An open flight staircase rises to the landing.

FIRST FLOOR LANDING

The landing is a truly exceptional space. It feels very open as the galleried landing is fully glazed with views down into the principal living spaces. There is an open flight staircase rising to the second floor, oak boarded floor and doors to bedrooms

MASTER BEDROOM

16' x 11'3"

There is a real feeling of space as the room has a vaulted ceiling and velux-style roof windows. Sliding doors run along one wall which open into a DRESSING ROOM where steps lead up to a MEZZANINE.

EN-SUITE

A luxurious en-suite. There is a bath tub with mixing tap and shower attachment, shower enclosure, floating wash hand basin, ladder style towel rail.

BEDROOM TWO

12'2 x 8'9 max

Overlooking the courtyard, carpeted floor, built in study area, central heating radiator.

BEDROOM THREE

14'6" x 7'10

Overlooking garden. Timber boarded floor and central heating radiator.

BEDROOM FOUR

14'6 x 8'6

Overlooking the courtyard. Boarded floor and central heating radiator.

FAMILY BATHROOM

A suite comprising a stand alone bath tub, wash hand basin set on wash stand, shower enclosure, ladder style towel rail. Linen cupboard.

ON THE SECOND FLOOR

Stairs rise to the second floor. A glass balustrade running along one side. At one end there is a yoga studio.

YOGA STUDIO

12'10" x 11'9"

With magnificent A frame timbers. It should be noted that this room has multiple uses.

BEDROOM FIVE

16'3" x 14'

There is an oak boarded floor, central heating radiator and MEZZANINE.

OUTSIDE

Double gates open into a stoned courtyard. Fronting onto the courtyard there is a SINGLE GARAGE with adjoining gym/guest suite and a bike shed.

GYM

20'9" x 13'8"

A superb gym with a fully mirrored wall. Metal stairs rise to the first floor where there is a space for an office or further guest bedroom, sauna and bathroom. It should be noted that the gym and guest suite have their own independent propane gas heating system and passage with separate access to the road if required.

GUEST BEDROOM

16'6" x 9'7"

With glass balustrade and oak boarded floor.

BATHROOM

Suite comprising a spa bath, low flush lavatory, shower unit and wash hand basin.

THE MAIN GARDEN

The gardens have been well thought out and beautifully landscaped. A terrace runs along the back of the barn with lots of spaces for dining and entertaining. Adjoining the terrace is a raised lavender border. The garden is principally lawned with heavily stocked and very pretty flower and herbaceous borders. There are two further terraces and a SUMMER HOUSE.

COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band G















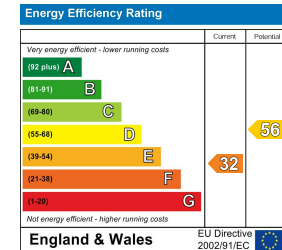








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