



The Old Post Office, 24 Main Street,
Barton in the Beans,
CV13 0DJ





£735,000

GENERAL

A charming period cottage dating from the 1700s which was formerly the village post office. It is believed the cottage was once lived in by the famous clockmaker Samuel Deacon and the original well is incorporated into the house as a feature. The cottage is full of period character with beamed ceilings, inglenook fireplaces and a covered well. The present owners have improved and remodelled the property with considerable style. There is now a wonderful open plan living kitchen with inglenook fireplace, an elegant sitting room, snug and home office. On the first floor there are four double bedrooms including a master suite with dressing and shower rooms. Outside, there is a pretty south facing walled garden and a large detached double garage with games room over.



LOCATION

Barton in the Beans is located approximately three miles North of Market Bosworth. It lies in some of West Leicestershire's prettiest countryside with some lovely walks from the village towards Congerstone and Shackerstone. The village has a rich history. In the 18th century, it was an important centre for the Baptist Church and the Minister of Barton was the notable clock maker, Samuel Deacon (1746-1816). Market Bosworth is, without doubt, one of the most highly regarded and exclusive towns in West Leicestershire with some lovely shops and restaurants overlooking the historic market place and a fantastic range of sporting facilities including bowls, rugby and tennis club. Market Bosworth is also home to the highly regarded Dixie Grammar School and The Market Bosworth School has recently been rated "outstanding" by Ofsted. Congerstone Primary school is also within the catchment.

THE COTTAGE

The accommodation is arranged over two floors as follows. Front door opening into entrance hall.

ENTRANCE HALL

The entrance hall has a wooden floor and a particular feature has been made of one of the original village wells which has internal lighting and a glass cover. Door to snug.

SNUG

11'10" x 9'9"

A charming space used by the current owners as a snug. There is an inglenook, hatch to kitchen, beamed ceiling, stairs to first floor and central heating radiator.

SITTING ROOM

18' x 13'

An elegant room, the main feature of which is the inglenook fireplace with wood burning stove. There is a bay window and two central heating radiators. (Second measurement is 15'1" into bay).

HOME OFFICE

11'5" x 6'10"

An ideal home office with central heating radiator. Door to the living kitchen.

LIVING KITCHEN

35'4" x 11'9" red to 7'1"

A wonderful open plan living space. The kitchen area is fitted with a contemporary range of base and wall cabinets with reclaimed elm fronts and corian work surfaces. There is generous range of integrated appliances including an electric "Samsung" induction hob, two "Samsung" ovens one of which is a microwave combination oven and the other, a dual cook oven. There is a full height larder fridge together with a freezer and dishwasher. There is an oak boarded floor. Opening directly into the living area, where there is a large inglenook fireplace and beamed ceiling. French doors to the garden.

UTILITY ROOM

10'6" x 5'4"

With fitted base units incorporating a one and a half bowl ceramic sink unit. There is a tile finish to floor, back door and door to the cloakroom.

CLOAKROOM

Low flush lavatory.

ON THE FIRST FLOOR

Stairs rise from the snug to the first floor landing.

FIRST FLOOR LANDING

Opening off the landing are the bedrooms.

MASTER BEDROOM

15'4" x 12'

A magnificent master bedroom with vaulted ceiling which gives a real feeling of space. Central heating radiator and door to the dressing room.

DRESSING ROOM

11'4" x 7'6"

Double fitted wardrobes with sliding mirror doors. Central heating radiator.

EN-SUITE

Corner shower enclosure, porcelain wash hand basin set on oak counter top, low flush lavatory and central heating radiator.

BEDROOM TWO

12'2" x 7'2"

A double bedroom with central heating radiator.

BEDROOM THREE

12'6" x 8'

With lovely views. Central heating radiator. (First measurement 11' measured to wardrobe fronts).

BEDROOM FOUR

13' x 9'6"

Double bedroom with central heating radiator. (Second measurement is 9' measured to 5' eaves height).

BATHROOM

There is a suite comprising a panelled bath with shower over, porcelain sink, oak boarded floor, low flush lavatory and central heating radiator.

OUTSIDE

A stone drive leads to the double garage.

DOUBLE GARAGE

19' x 18'9"

With an electric up and over door. There is a gardener's WC with low flush lavatory. Stairs rise to a games room.

GAMES ROOM

19'1" x 13'2"

The games room has a massive amount of potential for any number of uses. (10'6" measured to 5').

THE GARDEN

There is a pretty south facing garden which has been cleverly landscaped with paved areas for outside dining and entertaining. There is a lawn and pretty well stocked flower and herbaceous borders.

COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band E.





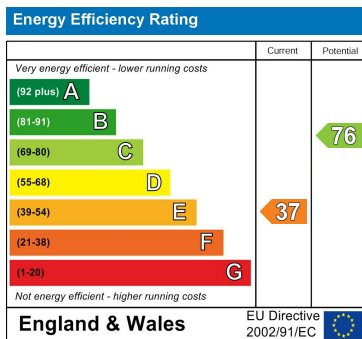












Important Notice: Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS

Sales: **0116 2796543**

foxcountryproperties.co.uk