



The Old Dairy Bosworth Road,
Shenton,
Nuneaton, CV13 6DP





£695,000

GENERAL

An outstanding barn conversion in an idyllic setting on the edge of Shenton considered by many to be the most desirable village in the area, and only a few minutes drive from Market Bosworth. The barn is part of an exclusive development and in planning the conversion, every effort has been made to preserve the essential character of this wonderful building, whilst at the same time, creating contemporary and stylish living spaces. Where possible original features such as exposed roof trusses have been preserved and cleverly combined with modern touches. There is underfloor heating in the principal living spaces and particular attention has been paid to the finishes with solid oak brace and latch doors together with hardwood windows.

The accommodation has been well thought out with all the main living spaces looking out onto the walled garden. At the heart of the barn is the wonderful kitchen which opens directly into a sensational living area. The walled garden can be accessed directly through the bi fold doors, creating a fantastic combination of indoor and outdoor space for entertaining. There are three double bedrooms with an en suite and dressing room to the master bedroom and a bathroom. Outside there is generous off road parking.



LOCATION

It is almost unheard of for properties to come to market in Shenton as the majority of the village has been in the ownership of the same family for several centuries. It is without doubt, one of the prettiest villages in the area as there has been virtually no development. There are some lovely walks and Shenton railway station which serves the Battlefield line, is a short distance away together with the historic Battlefield. The historic town of Market Bosworth lies several miles to the North.

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 on one floor and as follows. Front door opening into entrance hall.

LIVING KITCHEN

19'4" x 12'3"

This is a wonderful open plan living space as it opens directly into the sitting area. The kitchen has been fitted with fashionable base and wall cabinets with quartz work surfaces including an island unit with breakfast bar and large pantry cupboard. There is a 'Rangemaster' cooker with two ovens, a grill and five ring induction hob with 'Rangemaster' extractor over. There is an inset one and a half bowl Butler's sink and the integrated appliances include a dishwasher together with separate full height fridge and freezers. Dorchester aged white stone effect porcelain tiles to the floor.

UTILITY ROOM

7' x 6'4"

Fitted base and wall units with single drainer sink unit. Plumbing for washing machine. Door to outside.

SITTING ROOM

28'9" x 15'1"

This is an incredible light space with two sets of bi fold doors opening onto the garden. There is a lantern skylight and exposed brickwork to one wall.

MASTER BEDROOM

15' x 12'2"

Overlooking the garden with full height ceiling and exposed roof trusses. Cast iron anthracite radiator Door to DRESSING ROOM.

EN-SUITE

8'5" x 8'5"

Double sized shower cubicle with rainfall and hand held shower attachments, Two wash hand basins set on paneled vanity unit with electric shaver point over, there is a traditional ladder style towel rail. And powder grey wainscoting to the walls.

BEDROOM TWO

14'1" x 8'6"

Overlooking the garden with cast iron anthracite radiator. Exposed roof trusses.

BEDROOM THREE

11' x 8'5"

Overlooking the garden with cast iron anthracite radiator. Exposed roof trusses.

BATHROOM

A luxurious bathroom with paneled bath, walk in shower enclosure, wash hand basin, traditional heated radiator, low flush lavatory and painted wainscoting to the walls.

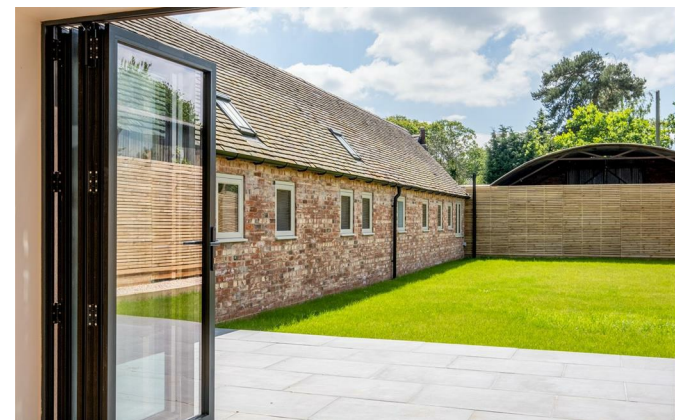
OUTSIDE

The access to the barn is made via the shared courtyard with a private drive leading to parking for several cars at the side/rear of the barn. The drive off the courtyard is laid in decorative gravel.

There is a walled garden which is principally lawned with a patio of Anthracite coloured paving tiles adjoining the barn.

COUNCIL TAX BAND

To be confirmed.





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





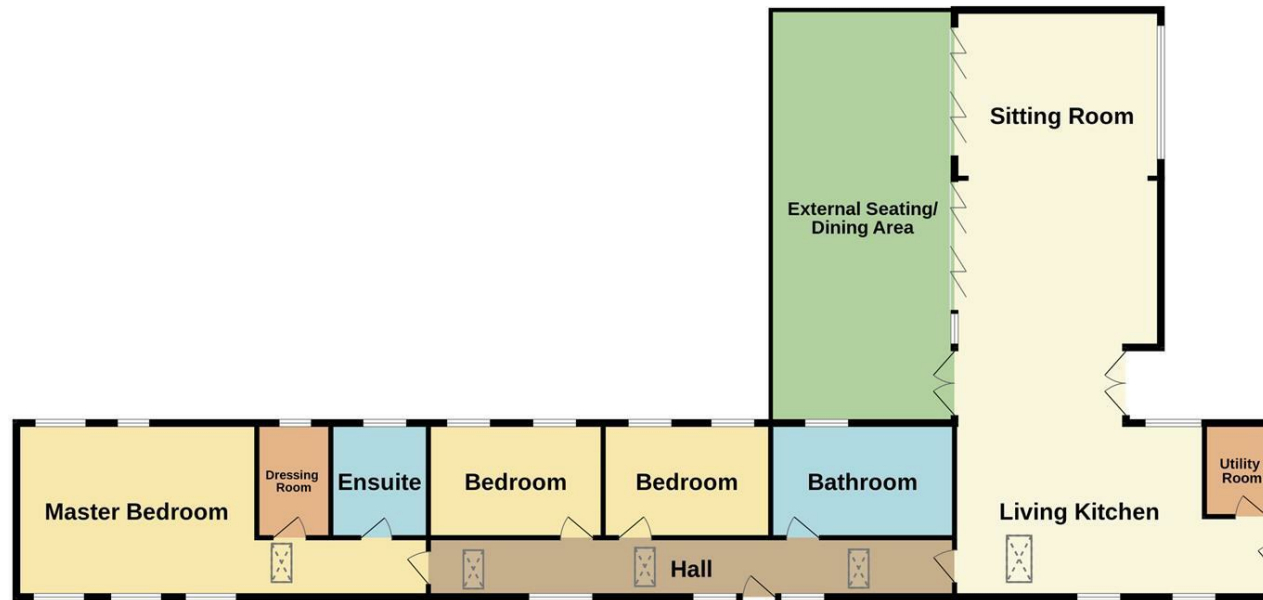








Ground Floor



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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