

3 Home Farm Barns, Church Street,
Sweptstone, LE67 2SA





£597,500

GENERAL

A charming barn conversion which has been extended and upgraded with considerable style by the present owners. The barn is in a beautiful courtyard setting with extensive private gardens from which the superb country views can be enjoyed. Many of the original features have been preserved including exposed brick wall, roof timbers and the original bull pen. The barn has in recent times has been extended by the present owners who have created a sensational open plan living kitchen and garden room. The accommodation is completed on the ground floor by a sitting room and large dining hall. On the first floor, there is a magnificent master bedroom suite with full height ceiling, dressing room and en-suite, together with three further double bedrooms and a family bathroom.

LOCATION

The property is located in the highly regarded village of Swepstone. The historic market towns of Ashby-de-la-Zouch and Market Bosworth are both a short drive away. The village is exceptionally well located to access the motorway network via the M1 and M42. All the regions main commercial centres are commutable and the airports at East Midlands and Birmingham are within easy reach.

THE BARN

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



DINING HALL

5.03m x 4.60m (16'6" x 15'1")

An impressive introduction to the barn. There is a flagstone floor and beamed ceiling, French doors open onto the terrace and there are stairs rising to the first floor with exposed brickwork. Central heating radiator.

SITTING ROOM

5.38m x 4.88m (17'8" x 16')

A beautiful light room the focal point of which is the wood burning stove, There are French doors at both ends of the room with one set opening into the garden and the other set into the Bull Pen courtyard. Two Central heating radiators.

LIVING KITCHEN

Sensational open plan living space with the kitchen opening directly into the Garden Room. There is porcelain tiling with electric under floor heating.

(latter measurement reduces to 12'1")

KITCHEN AREA

6.15m x 4.93m (20'2" x 16'2")

The kitchen area is fitted with bespoke hand built cabinets by "Charmwood" with soft closing cupboards and drawers painted in "Farrow and Ball" colours. The main cabinets are an off white colour "Blackened" with the island in a contrasting deep rich "Hague" blue. There are Silestone quartz work surfaces and a twin bowl sink unit. The central island has a "Nikola Tesla Switch" induction hob with integrated extractor also by "Nikola Tesla", further storage with book shelving and shelves to one side. Running along one wall, there is a full height bank of units incorporating two "Neff" single ovens with slide and hide doors, a separate full height fridge and freezers together with a pull out larder cupboard. The kitchen opens directly into the garden room.

GARDEN ROOM

5.33m x 3.51m (17'6" x 11'6")

A superb contemporary extension to the barn which has external cedar cladding. The full height ceiling gives a real feeling of space. There are bi folding doors opening onto the garden and full height windows running down both sides allow natural light to flood in.

UTILITY ROOM

1.83m x 1.68m (6' x 5'6")

Plumbing for a washing machine, oil fired boiler and door to the cloakroom.

CLOAKROOM

Low flush lavatory and square wash hand basin.

ON THE FIRST FLOOR

Stairs rise from the dining hall to the landing.

FIRST FLOOR LANDING

Opening off the landing are the bedrooms.

MASTER BEDROOM

4.90m x 3.51m (16'1" x 11'6")

An impressive room with a full height ceiling and windows running along one wall from which the views over the garden and countryside beyond can be enjoyed. Exposed timbers, central heating radiator.

DRESSING ROOM

Walk in dressing room with hanging space.

EN-SUITE

There is a single shower cubicle with an electric shower, low flush lavatory, pedestal wash hand basin and bidet. Tiling to the walls.

BEDROOM TWO

3.99m x 3.05m (13'1" x 10')

Full height ceiling, two exposed roof timbers, central heating radiator.

BEDROOM THREE

3.68m x 2.87m (12'1" x 9'5")

A pretty room with exposed brickwork to one wall. Views over the garden and countryside beyond. Roof light and central heating radiator. (First measurement is 10'5" to 5' eaves height).

BEDROOM FOUR

3.78m x 2.77m (12'5" x 9'1")

Central heating radiator. Roof light. (latter measurement reduces to 5'10")

BATHROOM

Suite comprising a panelled bath with electric shower over, a traditional "Armitage Shanks" wash hand basin, low flush lavatory, traditional heated towel rail, tiling to the walls.



OUTSIDE

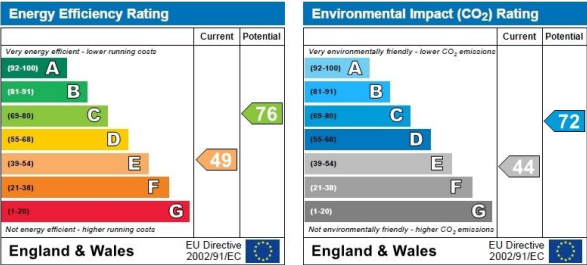
The barn is set well back from the road in a courtyard of traditional barn conversions. On entering the courtyard there is a DOUBLE GARAGE to the right hand side. A block paved drive leads to a parking area in front of the barn itself.

BULL PEN COURTYARD

The original bull pen is accessed from the sitting room and is a lovely outside sheltered area. There is also a gate to the front.

THE MAIN GARDEN

There are extensive and relatively private lawned gardens to two sides of the barn. Adjoining the barn there is a terrace ideal for al fresco dining and when the bi folds in the garden room are opened there is a perfect combination of indoor and outdoor space for entertaining. The garden borders fields and there are fabulous country views. There are a number of specimen trees together with flower and herbaceous borders. There is also a brick shed.









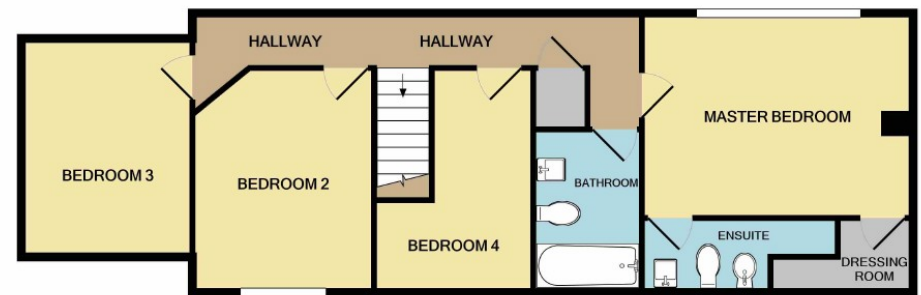








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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