



JAMES
SELLICKS

Meadow Barn

SHARNFORD, LEICESTERSHIRE

Meadow Barn

The Fosseway, Sharnford
Leicestershire LE10 3AB

Occupying a rural location in between the villages of Sharnford and Frolesworth and situated on a plot of just over 5 acres, a stunning barn conversion with a separate self-contained annexe.

Main Barn : dining hall • WC • dining kitchen • sitting room • study • ground floor bedroom • en-suite • two further double bedrooms • family bathroom

Annexe : reception hall • breakfast kitchen • dining area • inner hall • bedroom • bathroom • spiral staircase • sitting room

Outside : Private lane • communal electric gates • sweeping private gravelled driveway • attractive, landscaped gardens • large agricultural barn • integral stabling facilities • private lawned gardens • paddock • EPC - D

Location

The property is in a secluded position, accessed via the old Roman Road; The Fosseway, which is now a single track roadway, this in turn leads to a long driveway accessing just two properties. Fosse Meadows Nature Park is adjacent, an extremely popular area of lakes, ponds and woodland and a renowned beauty spot. The location provides easy access to the road networks including the M1 at Lutterworth, on the other side of Sharnford is the A5 and the M69 (junction 1) 6 miles. The area is well served by major centres of employment at Leicester to the north east (12 miles), Lutterworth to the south east (7 miles) and Hinckley to the west (6 miles). Popular schooling in the state and private sector are readily accessible in Lutterworth, Market Bosworth, Rugby and Leicester.

Accommodation - The main barn

A double glazed front door leads into the dining hall, housing useful built-in storage and cloaks cupboards and having double glazed windows to the side and rear. A ground floor cloakroom with a double glazed window to the rear provides a white two piece suite. The dining kitchen boasts a range of handmade cream eye and base level units and drawers, ample hardwood preparation surfaces, a Rangemaster Classic range oven with double oven and grill, five-ring induction hob and extractor unit above, integrated fridge, dishwasher and washing machine, cast iron log burner, exposed roof trusses, boiler cupboard housing the Potterton oil-fired central heating boiler, four double glazed windows to the front and rear, door leading onto the rear garden. The sitting room has a cast iron log burner, exposed roof trusses and three double glazed doors to the rear. The study/bedroom four has exposed roof trusses and two double glazed windows to the rear and side. Ground floor bedroom one has built-in wardrobes with cupboards over, a double glazed window to the rear and an en-suite with a pedestal wash hand basin, low flush WC, shower cubicle and a double glazed window to the rear.

To the first floor is a landing housing a useful built-in storage cupboard. Bedroom two has double glazed windows to the front and side. Bedroom three has a built-in wardrobe and drawers, double glazed window to the side. The bathroom has a white four piece suite comprising a pedestal wash hand basin, low flush WC, roll edge freestanding bath, a separate shower cubicle and a double glazed window to the front.







Annexe

A double glazed front door leads into the reception hall which is open to the breakfast kitchen, having a range of pine fronted base level units and drawers, preparation surfaces, a Belfast sink, Zanussi electric double oven and four-ring halogen hob, stainless steel extractor unit, fridge and washing machine, double glazed windows to the side and front and is open to a dining area. An inner hall leads to the bedroom, with built-in wardrobes and a double glazed window to the side. The bathroom has a three piece suite comprising a pedestal wash hand basin, low flush WC and shower cubicle, chrome heated towel rail. A spiral staircase leads to the first floor sitting room with eaves storage areas, a double glazed window to the side and a Velux rooflight to the front.

Outside

The property is approached via a driveway leading from The Fosseway with communal electric gates leading to a private, sweeping gravelled driveway with lawned and planted gardens and a large brick and block barn with two integrated stables to the rear. To the rear of the property is a private, enclosed garden with a block paved patio area and lawns with a walled boundary. Adjacent to the property is a paddock which extends to approximately 4.7 acres.

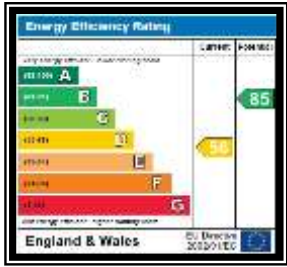
Directional note

From Leicester travel in a southerly direction, passing through Fosse Park and Narborough village on the Coventry Road. Eventually take a left hand turn onto Folesworth Road and next right onto The Fosseway (Roman Road) passing the two car parks for Fosse Meadows Country Park and turning into a lane on the right (signposted to Cottage Farm) through the electric gates where the private driveway leading to Meadow Barn can be located on the right hand side.

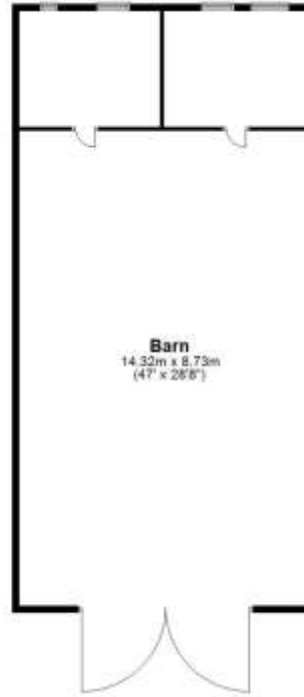








Ground Floor
Scale: 1mm = 100mm (1:100)



Meadow Barn, Fosseway, Sharnford, Leicestershire LE10 3AB

Total Approximate Gross Internal Floor Area = 2423 SQ FT / 225 SQ M

Measurements are approximate.
 Not to scale.
 For illustrative purposes only.





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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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