

## Ryelands Barn Lutterworth Road, North Kilworth,



**£875,000**

Situated in a most enviable position with open fields to three sides is this beautifully presented and fitted detached barn conversion. The secure and private plot is accessed via a long driveway and includes approximately half an acre gardens and three quarters of an acre pony paddock. The accommodation briefly comprises: Reception hall, cloakroom/WC, lounge, dining/family room, study, fitted kitchen/breakfast room, utility room, landing, principal bedroom with en-suite shower room and dressing room, three further double bedrooms and a family bathroom. AN EARLY INTERNAL VIEWING IS HIGHLY RECOMMENDED.

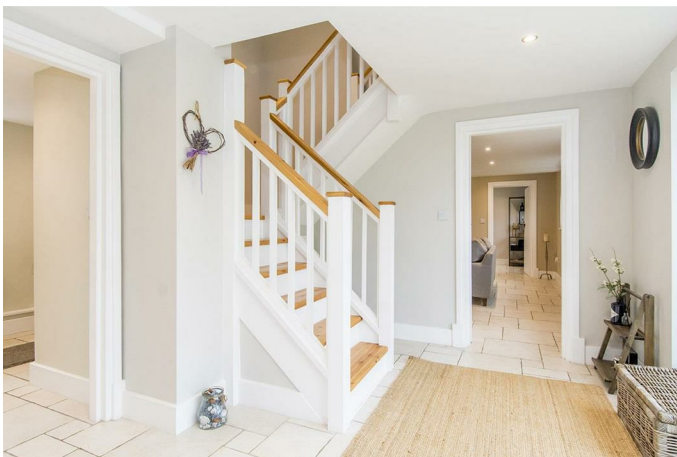
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Hall 10'7" x 12'2" max (3.23m x 3.71m max)



Accessed via double glazed front door with matching side picture windows. Ceramic tiled flooring. Timber staircase rising to the first floor with under stairs storage cupboard. Radiator. Doors to rooms.

Hallway



Cloakroom/WC



Pedestal wash hand basin and low level WC. Ceramic tiled flooring. Radiator. Double glazed window to the rear.

Lounge 18'3" x 17'7" (5.56m x 5.36m)



Two double glazed windows to the front aspect. Feature cast iron woodburning stove. Ceramic tiled flooring. Two radiators. Fitted base storage cupboards and shelving. Television point. Door to:-

Lounge (Photo 2)



Dining/Family Room 17'5" x 11'2" plus 7'0" x 9'4"  
(5.31m x 3.40m plus 2.13m x 2.84m)



Study/Play Room 18'3" x 7'11" (5.56m x 2.41m)



L - Shaped Room. Two double glazed windows to the front aspect. Ceramic tiled flooring. Two radiators. Television point. Door to hall and opening through to:-

Dining/Family Room (Photo 2)



Double glazed window to the front elevation. Ceramic tiled flooring. Two radiators. Telephone point. Double glazed door opening out to the side gardens.

**Kitchen Breakfast Room 18'3" x 15'5" (5.56m x 4.70m)**



Bespoke fitted kitchen with a top quality range of fitted base and wall units, and solid quartz work surfaces. Fitted island with further base units and solid timber work surface. Fitted automatic dishwasher and wine fridge. Electric range style cooker (to be included by separate negotiation) with stainless steel extractor hood over. Butler style sink and moulded drainer. Ceramic tiled flooring. Double glazed French doors opening out to the front gardens with side picture windows taking advantage of the open outlook. Television point. Telephone point. Two radiators. Door to:-

**Kitchen/Breakfast Room (Photo 2)**



**Utility Room 8'7" x 6'9" (2.62m x 2.06m)**



Laminated work surface incorporating stainless steel single sink. Space and plumbing for automatic dishwasher. Double glazed window to the rear. Ceramic tiled flooring.

**First Floor Landing**



Airing cupboard housing lagged hot water cylinder. Double glazed velux windows. Two radiators. Doors to rooms.

**Principal Bedroom 18'3" x 15'5" (5.56m x 4.70m )**



Pitched ceiling. Double glazed window with distant open views to the rear aspect. Further double glazed velux window. Radiator. Television point. Doorway to dressing room.

**Dressing Room 9'10" x 4'0" to the face of wardrobes (3.00m x 1.22m to the face of wardrobes)**

Fitted wardrobes spanning one wall. Radiator. Door to landing and door to:-

**Master En-Suite 11'7" x 5'10" (3.53m x 1.78m)**



Pedestal wash hand basin. Tiled shower cubicle with 'Rain' shower fitment. Wood laminate flooring. Radiator. Double glazed velux window.

**Bedroom Two 18'3" x 17'7" (5.56m x 5.36m)**



Double glazed window to the side aspect and further double glazed velux window. Two radiators. Television point.

**Bedroom Three 11'5" x 11'4" to face of wardrobes (3.48m x 3.45m to face of wardrobes)**



Fitted wardrobes and base storage cupboards. Double glazed velux window. Radiator.

## Bedroom Four 11'5" x 13'5" max (3.48m x 4.09m max)



Double glazed velux window. Access to loft space. Telephone point. Radiator.

## Bathroom 11'7" x 7'10" (3.53m x 2.39m)



Roll top ball and claw bath. Corner shower cubicle with 'Rain' shower fitment. Pedestal wash hand basin. Low level WC. Wood laminate flooring. Radiator. Double glazed velux window.

## Gardens



The property is accessed via a long driveway via high secure remote controlled timber gates. The garden area is approximately half an acre and is laid mainly to shaped lawns with a raised patio area and water feature taking full advantage of the surrounding open views. There is gated wide access around the rear of the house and timber picket fencing enclosing the gardens.

## Gardens & View (Photo 2)



## Gardens & Views ( Photo 3)



## Detached Double Garage 18'6" x 18'10" (5.64m x 5.74m)



Of timber construction with twin access doors, power and lighting.

## Outside & Parking



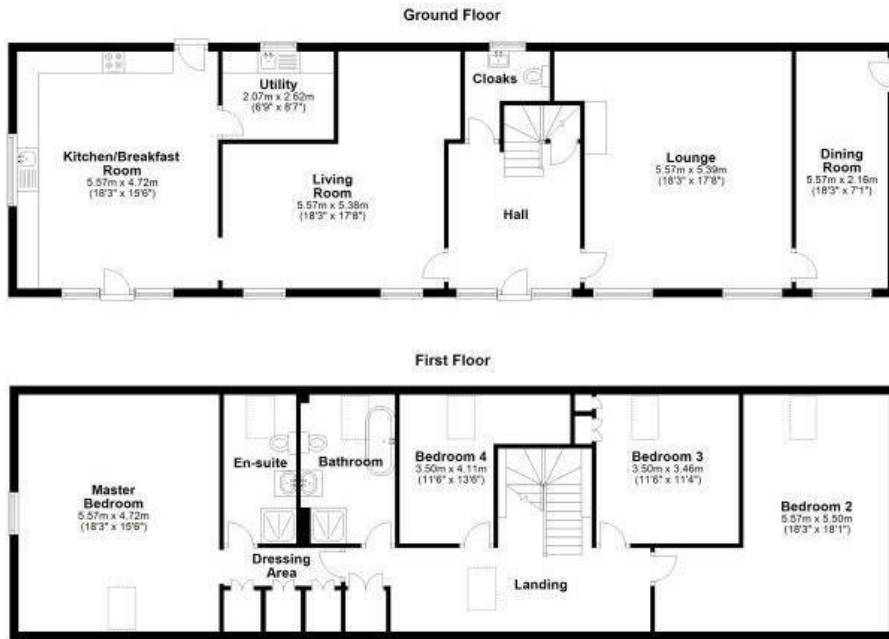
Directly in front of the house is a large graveled drive which provides multi vehicle parking and access to the double garage

## Paddock

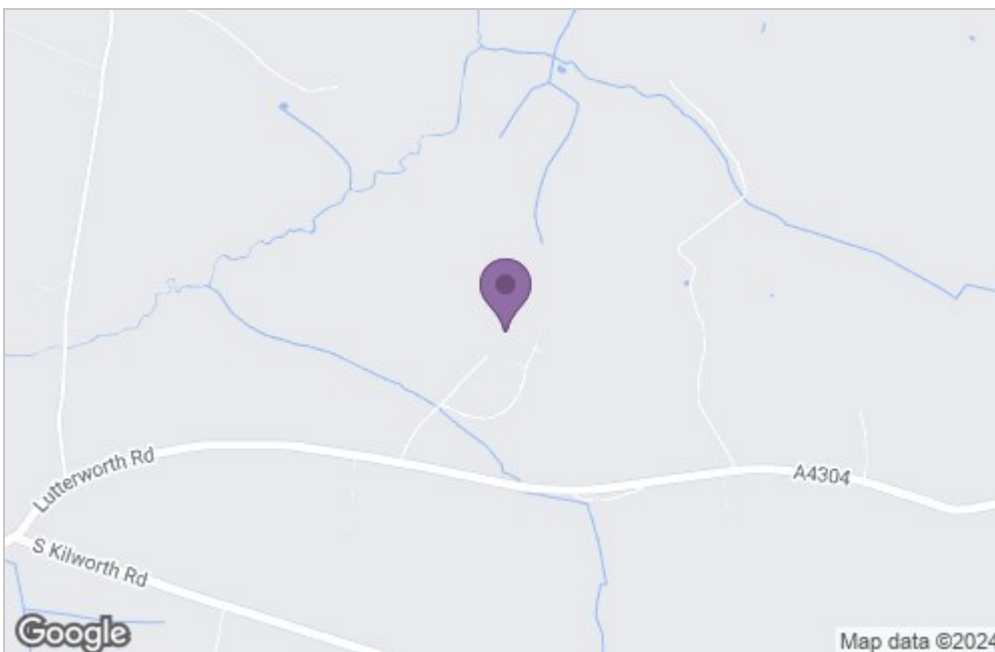


Approximately three quarters of an acre with gated access from the gardens. Enclosed by timber picket fencing.

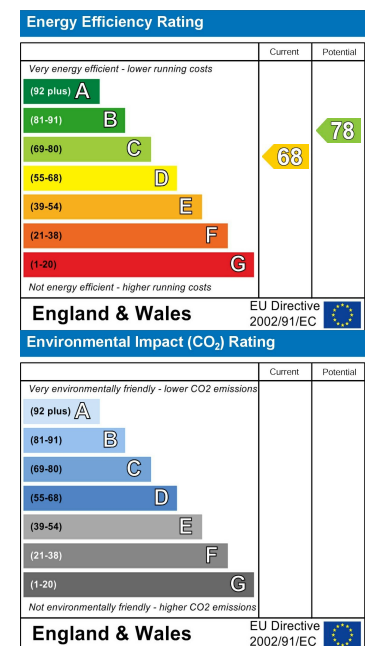
## Floor Plan



## Area Map



## Energy Efficiency Graph



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