

Alexanders

Snarestone Road

Appleby Magna



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- Striking detached modern barn
- Built by Keller Construction in 2020
- Finished to exacting and first class standard
- Highest quality build materials and specification
- Mezzanine landing with glass floor balcony
- Impressive main bedroom with dressing area
- Off road parking and garage
- Kept private behind a timber field gate
- EPC Rating B / Council Tax Band F / Freehold

General

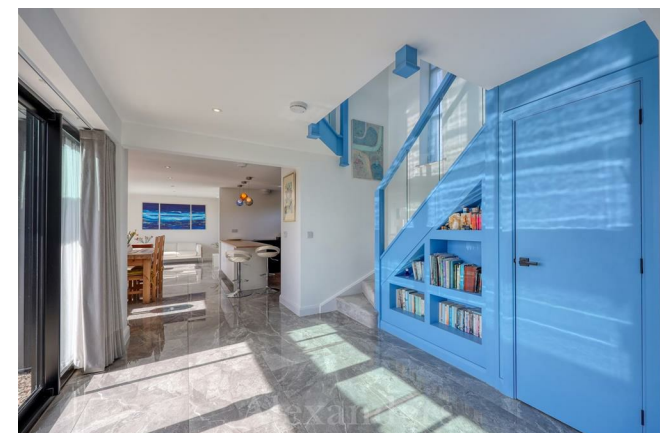
Alexanders of Ashby are delighted to be favoured with instruction to market Orchard End, an exceptional and incredibly unique detached modern barn, designed by the award winning Bi Design and constructed by the revered Keller Construction in 2020.

With a striking and carefully planned exterior, the black cladding and glass elevations have been thoughtfully designed by the current owner to enhance its beautiful rural surrounding. The same attention to detail has been carefully planned internally and is finished to an exacting and first class standard using the highest quality build materials and specification.

The Accommodation

Internally the living accommodation is laid across two floors, with an internal floor area of circa 2277 square feet. The open plan and beautifully presented living accommodation comprise, Entrance hall, study, WC, living room seamlessly flowing through to the kitchen diner which is host to a range of eye and base units with Bosch appliances to include an electric hob, single oven, combination oven, dishwasher and fridge freezer. Beyond the kitchen is a beautiful connecting room with sliding doors into a central vestibule and a modern staircase rising to the first floor. The formal sitting room is positioned at the rear of the property with dual aspect overlooking neighbouring paddock land and sliding doors into the garden. Noting the ground floor is underfloor heating throughout, and all windows to the reception areas and bedrooms face southerly creating a light and airy feel throughout the property.

Upstairs a generous mezzanine landing gives access to the first floor balcony with glass floor, the main bedroom with dressing room and en suite shower room. Two further double bedrooms and the family bathroom. A further large bedroom suite is located off the second landing accessed via a spiral staircase from the study, boasting a large double bedroom, walk in wardrobe and three piece en suite.



Gardens and Grounds

Set on the outskirts of the ever popular Leicestershire village of Appleby Magna, kept private behind a timber field gate, there is a gravelled driveway providing ample parking and access into the integrated garage with Hormann garage door and access to the side seating terrace. The rear gardens face southerly and have been wonderfully landscaped by the current owners, with mature plantation, stocked borders, several seating terraces and beyond the lawn is a established orchard with a variety of plum, apple and cherry trees.

Location

The property is ideally situated just moments from the village gastro pub, and conveniently placed for access to the M42 via Junction 11 approx. 1 mile away, M1 approx. 12 miles away. Tamworth Station is approx. 9 miles away with links to London in 1 hr. There is also a village primary school and pre school and a convenient bus service to The Ashby Grammar School and feeder schools.

Fixtures and Fittings

All fixtures, fittings and furniture such as curtains, light fittings, garden ornaments and statuary are excluded from the sale. Some may be available by separate negotiation.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

Tenure

Freehold.

Services

We are advised that mains , electricity, water and drainage are connected and gas fired central heating.

Local Authority

North West Leicestershire District Council, Belvoir Rd, Coalville LE67 3PD (01530 454545). Council Tax Band F.

Measurements

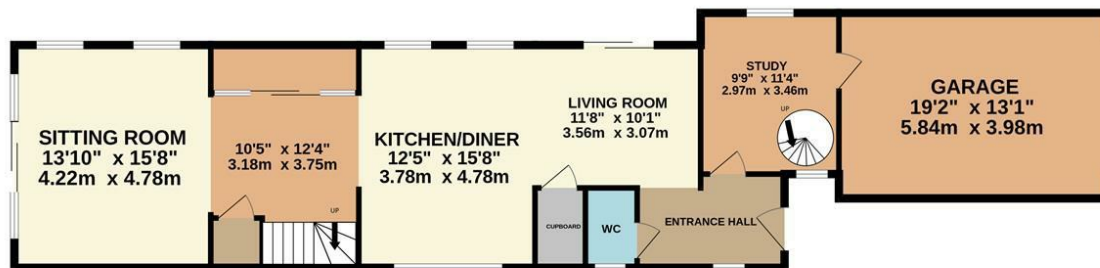
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

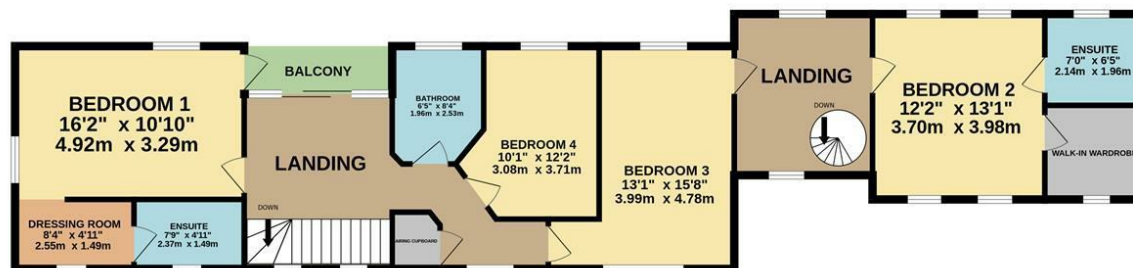
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



GROUND FLOOR
1158 sq.ft. (107.5 sq.m.) approx.



1ST FLOOR
1119 sq.ft. (104.0 sq.m.) approx.



TOTAL FLOOR AREA : 2277 sq.ft. (211.5 sq.m.) approx.

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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Viewing by appointment only

Alexanders

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Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.