



The Lilacs

1 Nailstone Road | Barton-On-The-Beans | Market Bosworth | CV13 0PU

FINE & COUNTRY

THE LILACS

Experience the epitome of luxury living at The Lilacs, a grand estate enclosed by a majestic brick wall boundary. Adorned with formal gardens and a substantial driveway leading to a double detached garage, this property offers a warm and inviting ambiance from the moment you step into its grand Entrance Hall. With versatile living spaces including a generous Twin Lounge, a dazzling Kitchen/Breakfast Room, and a luxurious Principal Bedroom suite, along with practical amenities like an Office and Laundry Room, The Lilacs seamlessly blends elegance with functionality. Outside, a self-contained annexe, courtyard, and expansive garden with play areas beckon, promising a lifestyle of opulence and comfort. Don't miss the chance to indulge in the luxurious charm of The Lilacs



Welcome to The Lilacs, an enchanting retreat nestled in the picturesque hamlet of Barton in the Beans. From the moment you set eyes on its stately brick wall boundary and meticulously manicured formal gardens, you'll be captivated by the timeless allure of this very unique estate.

Passing through the grand entrance porch, adorned windows that offer glimpses of the surrounding beauty, you'll step into a grand foyer exuding warmth and elegance. The double-glazed obscure door opens to reveal a flood of natural light dancing upon contemporary tiles, complemented by exposed wooden beams and recessed lights that add a touch of sophistication to the space.

Journeying through the sprawling layout, you'll discover the heart of the home—the twin lounges—where comfort and style converge effortlessly. The first lounge boasts wood panelling, fitted storage units, and a designated TV area for the family to gather or to escape and unwind, while the second lounge invites total relaxation with its bay window seat and feature fireplace, perfect to pick up a book or favourite drink with peaceful front garden views, there is also access from here to an almost hidden basement which lends itself to becoming a wine cellar for any would be enthusiasts. A hidden gem further awaits in the form of a cosy separate snug room, complete with exposed wooden beams and a picture-perfect setting for unwinding in style all year round.

The gourmet kitchen, a culinary masterpiece, beckons with its island seating area, underfloor heating throughout, built-in AEG dishwasher, and wine fridge, all complemented by Silestone Quartz work surfaces and a professional Range Master cooker. Adjacent, the most impressive Orangery offers a haven for leisure, featuring triple aspect windows, underfloor heating, bespoke electric blinds that turn day into night at the touch of a button and a contemporary fireplace that sets the mood for cosy gatherings, conversely in the summer the fitted air conditioning means that you can escape the outdoor sun to relax in the indoor cool.

For those with a penchant for productivity, the sizeable office with underfloor heating provides a tranquil workspace, complete with French doors that open onto the lush surroundings. It continues with a separate playroom leading onto your own personal gym, as well as boasting its own laundry room and boot room.

As you ascend to the upper levels, a sense of luxury envelops you, with the principal bedroom offering a sanctuary of serenity complete with skylight windows, once again with button press blinds, a built-in sound system and dressing room with its luxury en-suite bathroom featuring underfloor heating, free standing slipper bath, Jack and Jill sinks and bespoke fitted furniture. There are a further four generous sized bedrooms with two offering their own en-suite facilities and the other two bedrooms being serviced via two separate bespoke family bathrooms next door to them. The top floor reveals a sumptuous guest suite, complete with a private boudoir, dressing room, and en-suite bathroom, while a self-contained annex offers versatility and convenience with a fully fitted kitchen and breakfast area, separate lounge, large double bedroom upstairs with a brand new bathroom comprising of a bath and free standing shower.

But the allure of The Lilacs doesn't end there—planning permission for a three-bedroom detached house presents endless possibilities for expansion and customisation, ensuring that this estate remains a timeless treasure for generations to come. Welcome home to The Lilacs, where luxury meets tranquillity in perfect harmony.

























Outside

Step Outside – The Lilacs and discover a captivating outdoor space designed for relaxation, recreation, and entertainment. The property features a charming courtyard enveloped by a selection of mature trees, lush foliage, vibrant shrubs, and colourful flowers, creating a picturesque backdrop for outdoor gatherings. A paved pathway leads to the expansive garden area, offering ample space for various activities and play. Here, you'll find a delightful play area equipped with slides, swings, and fortresses, providing endless entertainment for both children and adults alike. Additionally, a well-manicured lawn invites leisurely strolls or picnics in the sunshine, while flowerbeds bursting with blooms add a touch of natural beauty to the surroundings. Beyond the garden, a further lawn area awaits, adorned with a variety of shrubs, trees, and bushes, providing a tranquil retreat for relaxation and contemplation, it's worth noting that some of the trees produce apples and damson plums which are fresh to pick when in season. Notably, this outdoor space also includes a planning permission for a three-bedroom detached house, offering exciting potential for future expansion or development. Whether hosting lively gatherings, enjoying quiet moments of reflection, or embarking on outdoor adventures, the outdoor space at The Lilacs offers endless possibilities for enjoyment and relaxation in a serene natural setting.







LOCATION

Nestled within the picturesque landscapes of Leicestershire's countryside, Barton in the Beans exudes charm and tranquillity as a quaint hamlet with a rich history. Formerly a civil parish, it now resides within the larger parish of Shackerstone, situated in the scenic Hinckley and Bosworth district. This idyllic locale is strategically positioned in the heart of the East Midlands, just two miles north of the historic town of Market Bosworth, renowned for its medieval heritage and bustling market square.

Despite its rural ambiance, Barton in the Beans enjoys convenient access to several motorways and urban amenities, being only 7 miles from the M1 and 14 Miles from Leicester city centre. This proximity offers residents the best of both worlds – the peaceful serenity of village life coupled with the accessibility to larger urban centres for shopping, entertainment, and employment opportunities.





Services, Utilities & Property Information

Utilities- Mains Water, Sewerage and Electricity. 3 phase is installed throughout. Oil central heating.

Mobile Phone Coverage- 4G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability - Superfast Broadband Speed is available in the area (FTTC)

Special Note Planning permission granted for a three bedroom detached dwelling, access would be via 7 and 7b Nailstone Road. Planning reference 21/00104/FUL. For further information please contact the Office.

Tenure - Freehold

Directions - CV130PU

Local Authority

Hinckley & Bosworth District

Council Tax Band - E

Viewing Arrangements

Strictly via the vendors sole agent Graham Howell at Fine & Country Coventry on 07972-616405

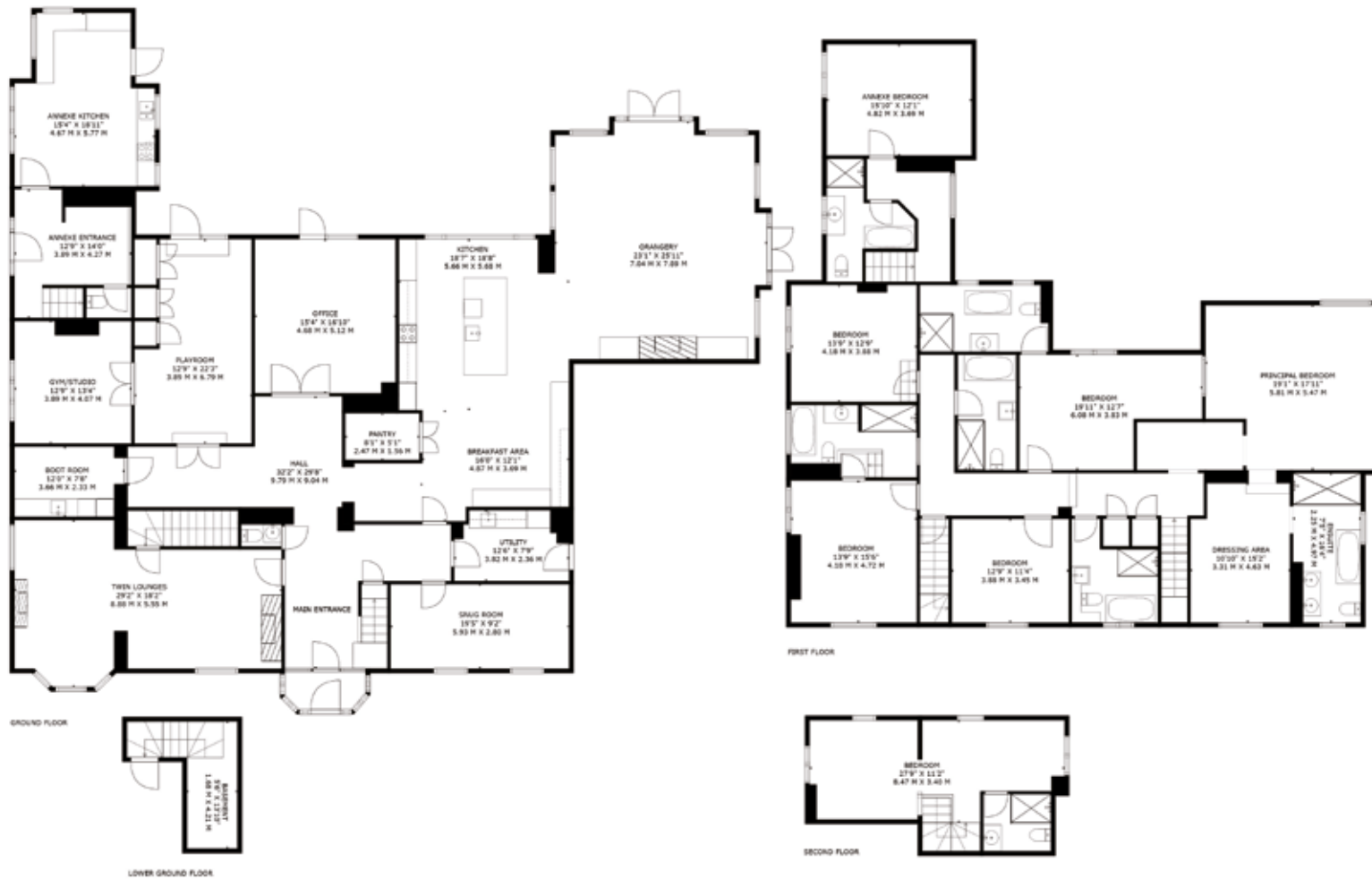
Website

For more information visit www.fineandcountry.com

Opening Hours

Monday to Friday	9.00-17.30
Saturday	9.00-16.30
Sunday	By Appointment Only





TOTAL: 6723 sq. ft, 624 m²
 BELOW GROUND: 102 sq. ft, 9 m², GROUND FLOOR: 3738 sq. ft, 347 m², FIRST FLOOR: 2538 sq. ft, 236 m², SECOND FLOOR: 345 sq. ft, 32 m²
 Sizes And Dimensions Are Approximate, Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	63 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





F & C



GRAHAM HOWELL
PARTNER AGENT

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Graham is a well-established figure within the property profession before joining Fine & Country team and is a great role model for the brand. He is a passionate expert with a wealth of success stories for helping people with marketing strategies and secure the best price for their home.

His experience affords him to share his knowledge with clients with the added benefit of also being a property expert and has a wealth of experience in learning & development in the industry. This training has been followed by both new and old agents to raise the bar on standards in the industry. Graham lives on the outskirts of Coventry with his son Stan.

Prior coming to Fine & Country, Graham has won numerous awards throughout his 17 years' experience within the industry.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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