



Colesbarn Farmhouse Frolesworth Road,  
Broughton Astley,  
LE9 6PG





£1,250,000

## GENERAL

Colesbarn Farmhouse boasts 3600 sq ft of luxurious well-planned accommodation incorporating high end finishes and the latest technologies. At the heart of the house is the sensational living kitchen zoned for cooking, dining and sitting with bi-fold doors opening onto the garden. There are three reception rooms on the ground floor including a large sitting room. An outstanding contemporary country house, set behind electric gates and situated in approx two acres of gardens and paddocks. , perfect for family parties and entertaining, a cinema room and home office. Five double bedrooms, three of which have en-suites, are spread over the first and second floors. To the North of the house there is a two acre paddock where planning has been secured for a stable block. It should be noted that the house has an NHBC warranty.



## THE SPECIFICATION & TECHNOLOGY

The house is packed with the latest technologies including a low energy air source heat pump with underfloor heating to both the ground and first floors, with individual heat miser room thermostats, giving the user considerable control over their environment.

There is a sophisticated smart lighting system by 'Lutron Ra2' in the kitchen, dining, living areas, reception hall, landing and master bedroom. The generous provision of power and aerial sockets gives options as to where televisions and beds are positioned. There is category 6 network cabling with access points in all the rooms and a patch panel in the garage. First fix wiring has been installed for ceiling speakers in the kitchen, dining area, home office, reception hall, sitting room and master bedroom.

There is also an intruder alarm system plus first fix wiring for an external CCTV system. Outside there is a comprehensive lighting scheme by 'Luton Ra2'.

## FLOORING

The bedrooms and sitting room are all carpeted, whilst the en suite and bathrooms have ceramic tiled floors. The purchaser will be allowed to choose high quality Amtico flooring in the remaining rooms. There is the option to select alternative flooring of similar value.

## LOCATION

Colesbarn Farmhouse is located to the South of Broughton Astley. Broughton Astley is a thriving community with three primary schools, an excellent range of shops including two supermarkets and a leisure centre with gym.

There are more comprehensive amenities in Leicester to the North and Lutterworth to the South. Broughton Astley is well placed for access to the motorway network via junctions 20 and 21 on the M1. There are excellent rail links to London from Rugby (journey time approximately 1 hour) and Leicester.

## THE HOUSE

The accommodation is arranged over three floors as follows. Front door opening into the reception hall.

## RECEPTION HALL

A quite magnificent introduction to the house with a superb glass balustrade staircase rising to the first floor.

## SITTING ROOM

26'2" x 20' max

A magnificent room with wood burning stove and bi fold doors opening onto the garden. Wall light points.

## CINEMA ROOM

18'10" x 12'4"

Bi fold doors opening onto the garden.

## HOME OFFICE

11'3" x 9'3"

Overlooking the garden.

## LIVING KITCHEN

28'6" x 20'4"

A sensational living kitchen which is very much the heart of the house. The kitchen area is fitted with a fashionable range of base and wall cabinets by 'Sherwin Hall' with polished quartz work surfaces and an impressive central island with breakfast bar and a coffee making station. There is porcelain sink and the integrated appliances include a "Siemens" dishwasher and microwave, a full height fridge and separate freezer. For cooking there is a classic Range with induction hob, two ovens, grill and warming drawer. Incorporated in the Island is a dual zone wine fridge and Qooker boiling tap.

## SITTING AREA

16' x 13'9"

A spectacular light filled space with vaulted ceiling and two sets of bi fold doors opening into the gardens.

## REAR HALL

There are doors to the double garage, parking area and utility.

## UTILITY

10'2" x 7'7"

Fitted base and wall units with single drainer sink unit and plumbing for washing machine.

## ON THE FIRST FLOOR

The glass balustrade staircase rises from the reception hall to a galleried landing.

## GALLERIED LANDING

Opening off the galleried landing are doors to the bedrooms and a further flight of stairs rises to the second floor landing.

## MASTER BEDROOM

16'6" x 12'4"

A sumptuous master bedroom suite overlooking the garden. Impressively, there are two dressing rooms and an en-suite.

## EN-SUITE

A luxurious en-suite with contemporary bath. Double shower enclosure with rainfall and hand held shower attachment, floating wash hand basin with electric shaver point above and chrome ladder style towel rail.

## DRESSING ROOM ONE

9'5" x 6'5"

## DRESSING ROOM TWO

9'9" x 9'6"

With some restricted headroom.

## BEDROOM TWO

13'2" x 9'5"

Overlooking the garden.

## EN-SUITE

Double size shower enclosure, low flush lavatory and wash hand basin.

### BEDROOM THREE

12'3" x 9'10"

With country views.

### EN-SUITE

Double size shower enclosure, low flush lavatory and wash hand basin.

### ON THE SECOND FLOOR

Stairs rise from the first floor galleried landing to the second floor landing.

### SECOND FLOOR LANDING

Opening off the landing are bedrooms four, five and bathroom.

### BEDROOM FOUR

15'2" x 12'8"

With a traditional central heating radiator. (first measurement 13'8" measured to 5' eaves height).

### BEDROOM FIVE

15'2" x 12'4"

With central heating radiator. (first measurement 13'8" measured to 5' eaves height).

### BATHROOM

Suite comprising a panelled bath, low flush lavatory and floating wash hand basin. Shower enclosure with rainfall and hand held shower attachment, chrome ladder style towel rail.

### OUTSIDE

A post and rail fence runs along the front boundary with heavy electric wooden gates opening into the block paved parking area. Opening onto the parking area is the double garage. There is also a five bar gate opening into the paddock.

### DOUBLE GARAGE

Two electric roller shutter doors and door to Rear Hall.

### THE MAIN GARDEN

The main garden is to the rear of the property and immediately adjoining the house there is a large terrace which can be accessed from all the principal rooms making this the perfect outdoor entertaining space. The remainder of the garden is lawned.

### THE PADDOCK

A good sized paddock with planning for a stable which would comprise three stables and a feed store.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC















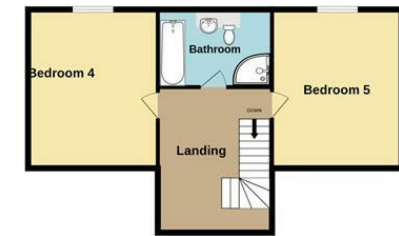
Ground Floor



1st Floor



2nd Floor



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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