



The Old Dairy Frolesworth Road,
Broughton Astley,
Leics, LE9 6PG





£795,000

GENERAL

An exceptional barn conversion in a beautiful countryside setting. The Old Dairy is a traditional barn which has been thoughtfully converted, successfully preserving the building's original character whilst incorporating high end finishes and the latest technologies, to create a stylish family home. At the heart of the barn is the wonderful 44ft living kitchen with bi fold doors opening onto the garden. There is also a charming sitting room with vaulted ceiling and French doors opening into the garden and a home office. There are four bedrooms including a luxurious master suite with both an en-suite shower and dressing rooms, together with three further bedrooms and a family bathroom.

Outside there is a block paved courtyard accessed through electric security gates and an oak framed double car port. There are lawned gardens to two sides of the barn.



SPECIFICATION

The barn is packed with the latest technologies including a low energy air source heat pump with underfloor heating and individual heatmiser room thermostats, giving the user considerable control over their environment.

There is a category 6 network cabling with access points in all the rooms. There is also an intruder alarm system and wiring to the car port for a 7kw car charger (car charger not included) plus first fix wiring for an external CCTV system.

LOCATION

The Old Dairy 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 OLD DAIRY

An oak front door opens into the reception hall.

RECEPTION HALL

An impressive introduction. to the barn. The brickwork has been exposed to one wall and there is a roof light. A passage leads from the reception hall to the bedrooms.

CLOAKROOM

With low flush lavatory, wash hand basin.

PLANT ROOM

UTILITY ROOM

6'7" x 6'

Door to garden. Base unit with inset sink and drainer unit. Plumbing for a washing machine.

LIVING KITCHEN

44'1" x 15'1" max

A wonderful open plan living space that can be zoned for cooking, dining and sitting. The kitchen area has exposed brickwork to one wall and is fitted with a contemporary range of base and wall cabinets by 'Sherwin Hall' of Leicester". There are quartz work tops with soft closing doors and drawers together with a large central island. The high end integrated appliances include a "Siemens" double oven (wi-fi enabled) together with a "Siemens" induction hob with extractor and lighting over. There is also a dual zone wine fridge, fridge freezer and dishwasher.

Three sets of bi folds open onto the garden terrace, creating a fantastic combination of indoor and outdoor space for entertaining. A further set of French doors opens onto the back garden. A passage leads from the kitchen to the sitting room and home office.

HOME OFFICE

11'4" x 7'8"

Overlooking the garden. This room would make an excellent home office or snug.

SITTING ROOM

23'1" x 12'

There is a vaulted ceiling with "A" frame roof trusses and French doors opening onto the garden.

MASTER BEDROOM

18'6" x 12'4"

An impressive master bedroom suite with doors to the dressing room and en-suite shower room.

DRESSING ROOM

11'3" x 6'

EN-SUITE

A luxurious en-suite with double sized shower enclosure including rainfall and hand held shower attachments. There is a floating wash hand basin and double flush lavatory. Chrome heated ladder style towel rail and ceramic tiled flooring.

BEDROOM TWO

13' x 9'

Overlooking the front courtyard and countryside beyond.

BEDROOM THREE

10' x 9'

Overlooking the front courtyard and countryside beyond.

BEDROOM FOUR

10'8" x 9'

Overlooking the front courtyard and countryside beyond.

BATHROOM

Suite comprising a Spa bath with "Hans Grohe" tap. Floating wash hand basin and , low flush lavatory. Shower enclosure with rainfall and hand held shower attachments. Chrome ladder style towel rail. Ceramic tiled flooring and tiled splashbacks.

OUTSIDE

An electric five bar gate opens onto the block paved courtyard providing generous off road parking. There is a double oak framed CARPORT.

THE MAIN GARDEN

The main garden faces South and East. It is principally lawned with a large patio adjoining the barn and can be accessed from the living kitchen through three sets of bi fold doors and through french doors from the sitting room.

There is also a small garden to the rear, which is lawned and paved.

COUNCIL TAX BAND

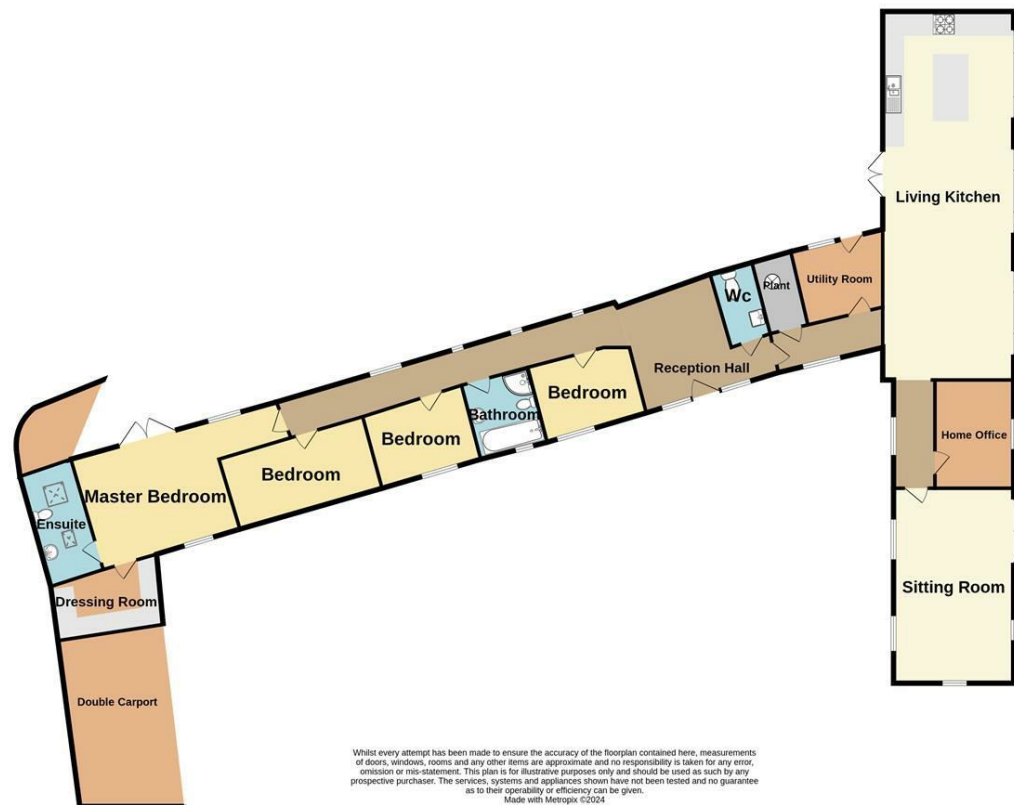
Harborough D.C. Tax Band G.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



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