



Kirkby Road, Barwell, LE9 8FT

£625,000



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A fantastic, new and bespoke detached barn conversion built to an excellent standard by local builders of repute Tony Morris Ltd. In a superb setting at the head of this small Courtyard of Barns on this small periphery of village development with gated, secure access with remote control for owners. The last homes prior to the fields and greenery. This tucked away Barn is really unspoilt. Kirkby Road is always a popular place for a home. With good access to local facilities but offering the walks and drives around the country lanes.

The property has been styled to have barn conversion but contemporary features, and is set alongside just three other fantastic barn conversions whilst offering the best of contemporary living and attractive accommodation. Internally spread out over two floors, and with a Double Garage with remote controlled doors. This large, two storey Barn comprises an impressive open plan Breakfast Kitchen / Living - Family Room (including built in appliances & central island) & Lounge both with bi fold doors leading out to the rear and overlooking the gardens and fields. Two Bedrooms/Sitting Rooms/Home Office, one with Ensuite & Downstairs WC, Then a First Floor Landing, Three good sized Bedrooms, Master with Ensuite & a Family Bathroom. Brand new double glazing and doors, A superbly aesthetically finished wood clad barn with reclaimed brickwork, Internal Doors in stylish pre finished Oak. Underfloor heating. Having good sized, not overlooked rear garden backing onto surrounding fields, and attractive landscaping plans. There is a two car DOUBLE Garage (In a further converted Barn), and car parking. AVAILABLE TO RESERVE NOW! NEARING READINESS TO MOVE INTO

New Build Property - No EPC or Council Tax Band available yet.

THE BARN IS BEING SWIFTLY COMPLETED - THE DOUBLE GARAGE IS BUILT, THE EXTERIOR BRICKWORK OFFERS A FANTASTIC IMPRESSION OF THE QUALITY OF BUILD AND SETTING - A new and bespoke detached barn conversion built to an excellent standard by local builders of repute Tony Morris Ltd. In a superb setting at the head of this small Courtyard of Barns on this small edge of village development with gated, secure access with remote control for owners. on the periphery of the village, the last homes prior to the fields and greenery. This tucked away Barn is really unspoilt. Kirkby Road is always a popular place for a home. With good access to local facilities but offering the walks and drives around the country lanes.

The property has been styled to have conversion but contemporary features, and is set alongside just three other fantastic Barn Conversions whilst offering the best of contemporary living and attractive accommodation. Internally spread out over two floors, and with a separate Double Garage with remote controlled doors. This large, two storey Barn comprises an impressive open plan Breakfast Kitchen / Living - Family Room (including built in appliances & central island), Inner Hall, Lounge, Two Sitting Room/Home Office, Bedrooms, one with Ensuite & Downstairs WC, Then a First Floor Landing, Three good sized Bedrooms, Master with Ensuite, & a Family Bathroom. Brand new double glazing and bifold doors, A superbly aesthetically finished wood clad barn with reclaimed brickwork, Internal Doors in stylish pre finished Oak. Underfloor heating. Having not overlooked rear gardens, and attractive landscaping plans. There is a two car DOUBLE Garage (In a further converted Barn), and car parking. AVAILABLE TO RESERVE NOW! NEARING READINESS TO MOVE INTO

New Build Property - No EPC or Council Tax Band available yet.

Why choose Kirkby Road

The Barns at Kirkby Road are located right at the periphery of the village, with excellent access to either Earl Shilton or Barwell and surrounding road networks and yet tucked away in an unspoilt location. Right next to the nearby country lanes and walks.

There are just four barn conversions built.

offering an incredibly high specification finish, and fantastically aesthetic and barn style exterior, as would be expected with any Tony Morris build.

There is a Double Garage with remote electric doors, and parking





Availability....

The plot has just come available as the conversions are reaching a near finished stage of build.

Please don't hesitate to enquire.

Property Price

This Plot with Four Bedrooms, electric security gates into the development, and a Double Garage with remote controlled door. Outstanding views from both the ground and first floor rear windows and a good sized garden -£650000

....On the inside...

Generous Kitchen & Bathroom styles and finishes, with ground floor underfloor heating, and impressive tiles. Fully Decorated throughout.



CAT 6 throughout for high grade internet and Wifi.

Character barn style finishes with timber exterior features, reclaimed brickwork, Internal Doors in pre finished Oak. Underfloor heating, and many, many extras.

Open Plan Kitchen & Living Room

Inner Hall

Lounge

Downstairs WC

Downstairs Bedroom / Sitting Room / Home Office

Downstairs Bedroom / Sitting Room

Ensuite

First Floor Landing

Master Bedroom

14'5" x 14'2" overall (4.41 x 4.33 overall)

Ensuite

7'2" x 5'2" (2.19 x 1.60)

Bedroom Two

14'5" x 11'3" (4.41 x 3.45)

Bedroom Three

11'2" x 8'10" (3.42 x 2.70)

Family Bathroom

7'2" x 5'8" (2.20 x 1.73)

Double Garage

PLEASE NOTE PHOTOGRAPHS SHOW UNFINISHED 'WORK IN PROGRESS' SITE, THE FINISHED PROPERTY WILL BE EVEN BETTER THAN THE CURRENT SITE PHOTOGRAPHS SHOW ONCE FINISHED, ROADWAYS AND GARDENS, AND EXTERIOR FINISHES COMPLETED

Lettings and Management

RH Homes and Property are a Sales, Lettings and Management business. If you are looking at selling or letting property, then please contact our team on the number shown.

RH Homes and Property is the seller's agent for this property. Descriptions of the property served as an opinion and not as statement of fact. Please inform us if you become aware of any information being inaccurate.





Main Barn Kirkby Road, Barwell, LE9 8FT

All measurements are approximate and for display purposes only

Total Area: 173.6 m² ... 1869 ft²



Leaving Hinckley along the A47 Leicester Road towards Earl Shilton & Leicester, at the roundabout just after the Leicester Road sports ground, take the second left turning onto The Common. Which proceeds into Chapel Street, at the mini roundabout at the top bear right onto Stapleton lane, and take an immediate right turn onto Kirkby Road, continue along the road some way where this small development of barn conversions is situated on the left hand side as the final properties as leaving the village alongside the fields

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

108 Castle Street, Hinckley, Leicestershire, LE10 1DD
 Tel: 01455 633244 Email: rharris@rhhomesandproperty.com
 www.altosoftware.co.uk

