

SUPERIOR HOMES

ROYSTON & LUND



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Bay Tree Barn

| DE12 6EZ

Offers In Excess Of £700,000

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Royston and Lund are delighted to offer to the market this absolutely stunning David Granger inspired barn conversion in Moira that has been finished to an extremely high standard throughout. There are high ceilings with original beams and a versatile living accommodation set over two storeys. Set in lovely countryside scenery with views out the rear, this home is truly a gem not to be missed.

Entering into the main entrance hall, there is access into the living room and the study. The living room has vaulted ceilings with exposed wooden beams and offers a generous amount of living space for the family. To the front of the property there is the second bedroom that has a walk in wardrobe and an en-suite shower room, while there is also a further ground floor double bedroom that has access to a shower room that can also be accessed from the hall.

From the living room the doorway leads into a stunning kitchen/diner that runs the full width of the property offering an inviting space for entertaining family & friends. The kitchen area has a high quality array of fitted units and fully integrated appliances including a fridge/freezer, dishwasher and smeg oven with extractor fan. Off the kitchen there is a separate utility room that has space for a freestanding washer & dryer, as well as a handy built in storage cupboard that houses the boiler. To the first floor you have the third bedroom with en-suite and the main bedroom that benefits from a dressing area and a four piece bathroom consisting of a bath, shower, WC and wash basin.

Outside and to the front of the property there are two separate courtyards. To the right-hand side you have the main entrance with a parking bay and to the left there is a low maintenance courtyard that enjoys the morning sun. At the rear there is a south west facing long lawned garden with a patio area and a gate to the end that allows access back round to the garage.



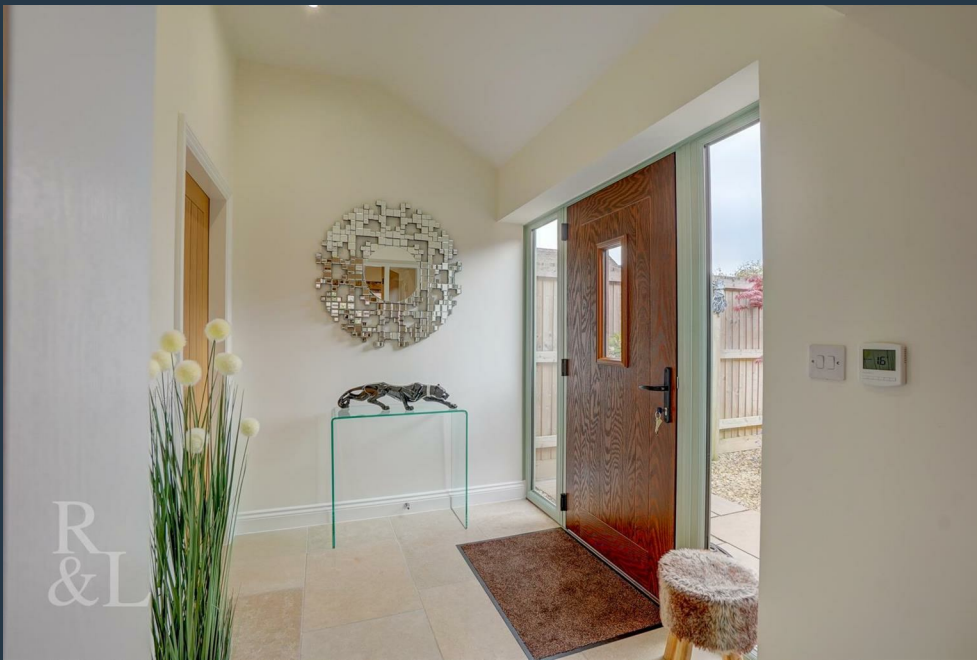


- Offers In Excess of £700,000
- Stunning Barn Conversion with Under Floor Heating Throughout the Ground Floor.
- Four Double Bedroom + Four En-suites
- Two Parking Spaces + Single Garage + Additional Communal Parking
- Countryside Views Across the Rear
- Southwest Facing Rear Garden + Front Courtyard
- Generous Lounge with Vaulted Ceiling & Exposed Beams
- Impressive Kitchen/Diner with Utility Room
- David Granger Inspired Architecture
- Council Tax Band E, EPC Rating C - Freehold





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Blackfordby is a small village and former civil parish, now in the parish of Ashby-de-la-Zouch, in the North West Leicestershire district, in the north western most corner of Leicestershire, England. It is about 2 miles (3.2 km) to the northwest of Ashby-de-la-Zouch.



With wonderful countryside walks and in an easy walk to Hicks Lodge in Moira, Albert Village Lake and Conkers. there is a Primary School in Blackfordby and Moira both in walking distance of the property. There is a village Pub and a shop within walking distance. Catchment to the senior schools in Ashby Blackfordby is an ideal location.



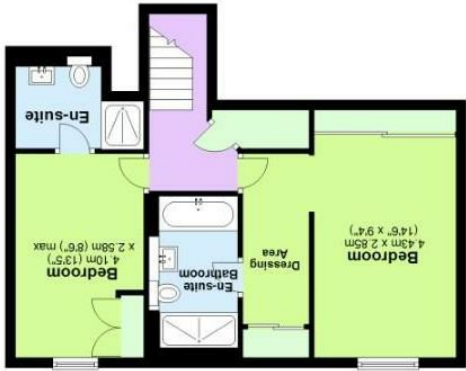
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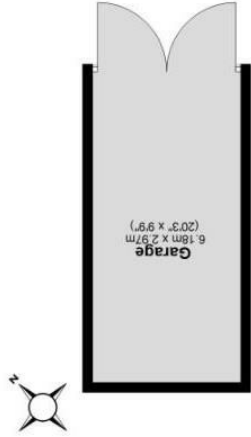
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England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
	77		84

EPC



First Floor
Approx. 48.2 sq. metres (519.1 sq. feet)



Ground Floor
Main area: approx. 131.4 sq. metres (1416 sq. feet)
Plus garage: approx. 18.4 sq. metres (197.8 sq. feet)

Main area: Approx. 179.7 sq. metres (1933.7 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plans produced using Blimp.