

SUPERIOR HOMES

ROYSTON & LUND



6 Meadow Lane

| LE67 9TL

Offers In The Region Of £675,000

Farthingwood Barn is a stunning four bedroom Barn Conversion situated at the end of a secluded driveway in the village on Stanton under Bardon. This property offers versatile living for multi generational living, with exposed beams this property boasts high quality accommodation with timeless character.

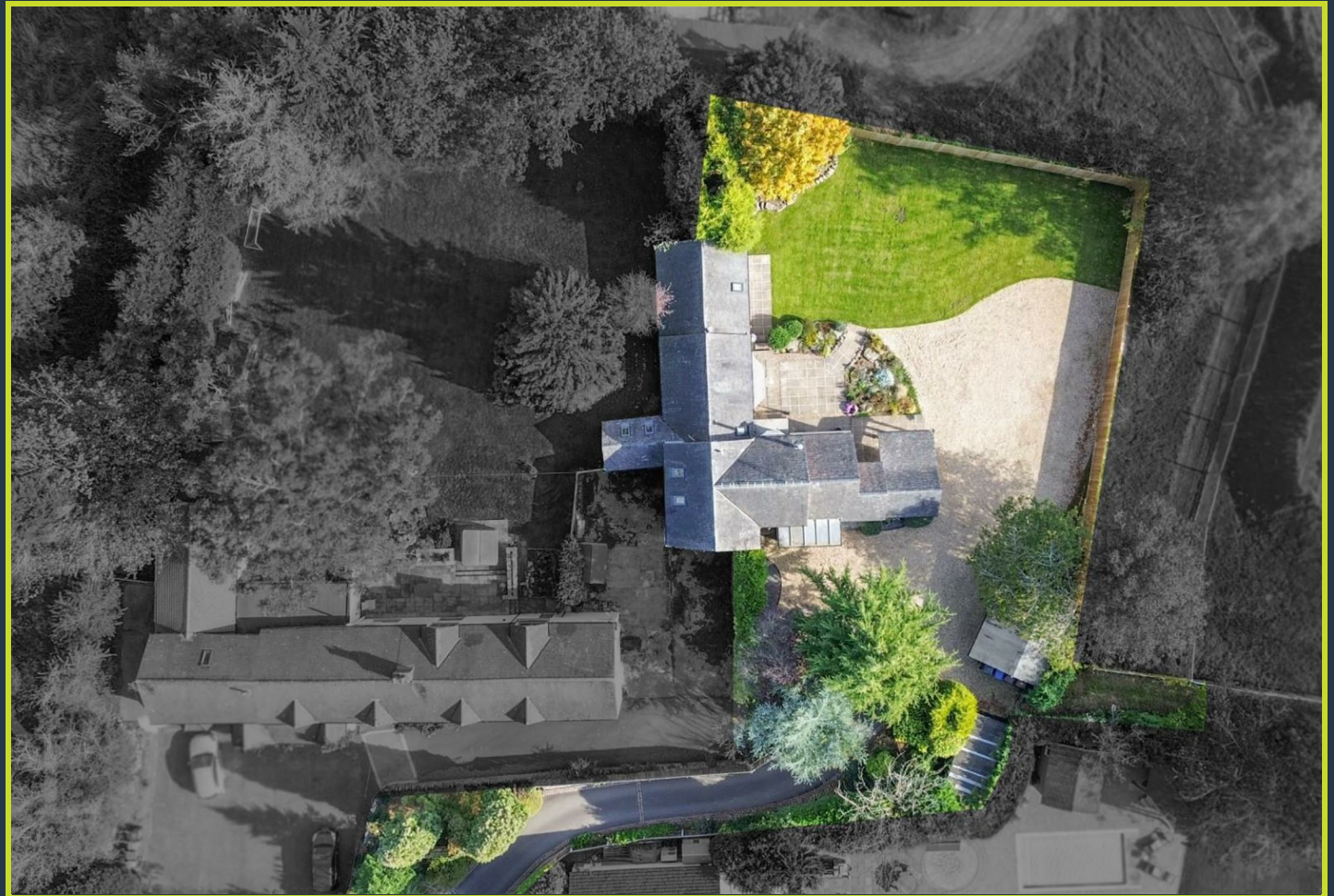
The property is accessed via a private driveway through an electric five bar gate. A flexible layout over two floors. Entering the property via a spacious hallway there is access to the large living kitchen, dual aspect with double patio doors to the garden and a large bay window overlooking the driveway. The kitchen is fitted with a range of floor and base units with a range-style oven and hob. Belfast sink and integrated dishwasher. The spacious, split-level utility area is off the kitchen, dual aspect windows and a door to the rear patio.

Off the hallway is an elegant lounge, plentiful in character, featuring exposed beams, a dry stone fireplace with an inset log burner and full height bay windows with doors opening onto the patio. A latch door gives access to bedroom two; a large versatile space with loft access, bi-folding doors to the patio and en-suite shower room. There are a further two bedrooms on the ground floor, bedroom three has a Jack and Jill en-suite shower room which also opens into the main hallway. Bedroom four has skylight windows, ceiling timbers and exposed stone walls.

On the first floor the principle suite offers views over the surrounding countryside. The room boasts fitted wardrobes, a walk-in-wardrobe and a luxury en-suite shower room.

Outside the property is set within a beautiful landscaped garden offering complete privacy. there is an elevated patio area and an area of lawn and well stocked borders. A timber carport completes

Please note that there is a new homes development under construction in the fields beyond the rear boundary, we believe there is also a public right a way down the drive to the fields beyond





- Sold with no Upward Chain - Offering Versatile Living
- Detached Four Bedroom Barn Conversion with Exposed Beams
- Secluded Location in Picturesque Village with Rural Views
- Three Luxury Bathrooms including Two En Suites
- Lounge with Exposed Beams and a Dry-Stone Fireplace and Log Burner
- Kitchen/Diner with Log Burner, Exposed Beams, Range Style Oven & Integrated Appliances
- Landscaped Gardens with Timber Framed Carport
- Freehold
- EPC - C
- Council Tax Band - F

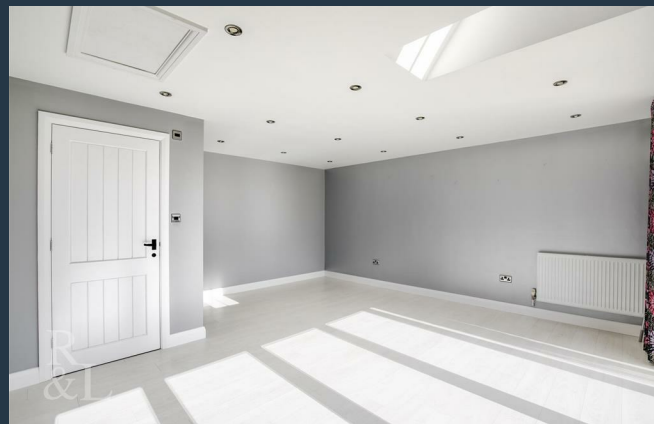
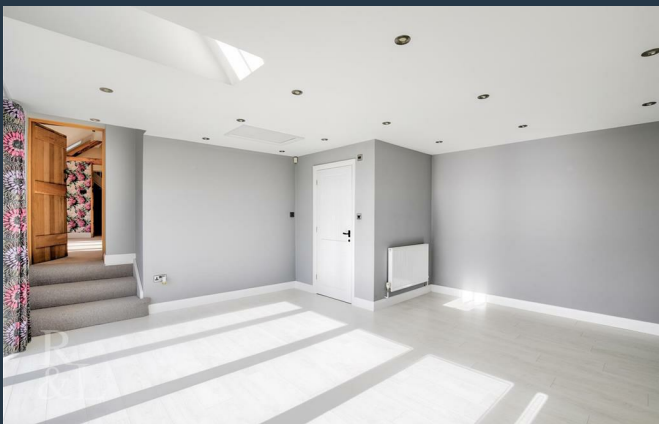




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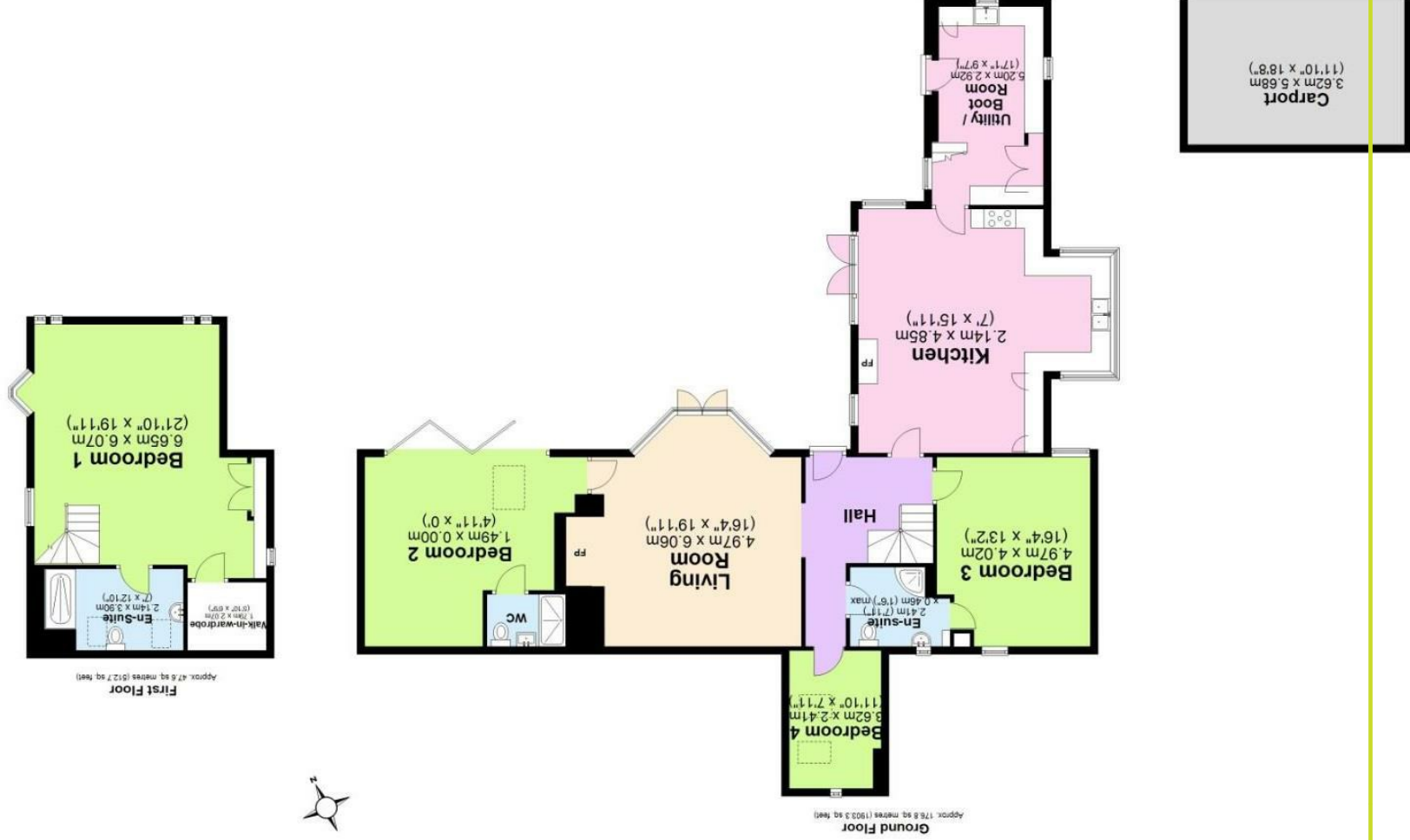


Discover Stanton under Bardon
Nestled at the edge of Charnwood Forest and beneath the impressive Bardon Hill, Stanton under Bardon is a charming Leicestershire village with a proud heritage.

Once a quiet farming settlement, the village grew in the 19th century with the rise of granite quarrying, becoming a thriving home for workers at the nearby Bardon Quarry—one of Europe's largest. Today, Stanton blends its industrial past with rural tranquillity, offering a friendly community, local history, and scenic surroundings, all just a short distance from Ashby-de-la-Zouch.

Explore the character, history, and natural beauty that make Stanton under Bardon a hidden gem in the heart of the East Midlands.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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

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

EPC



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