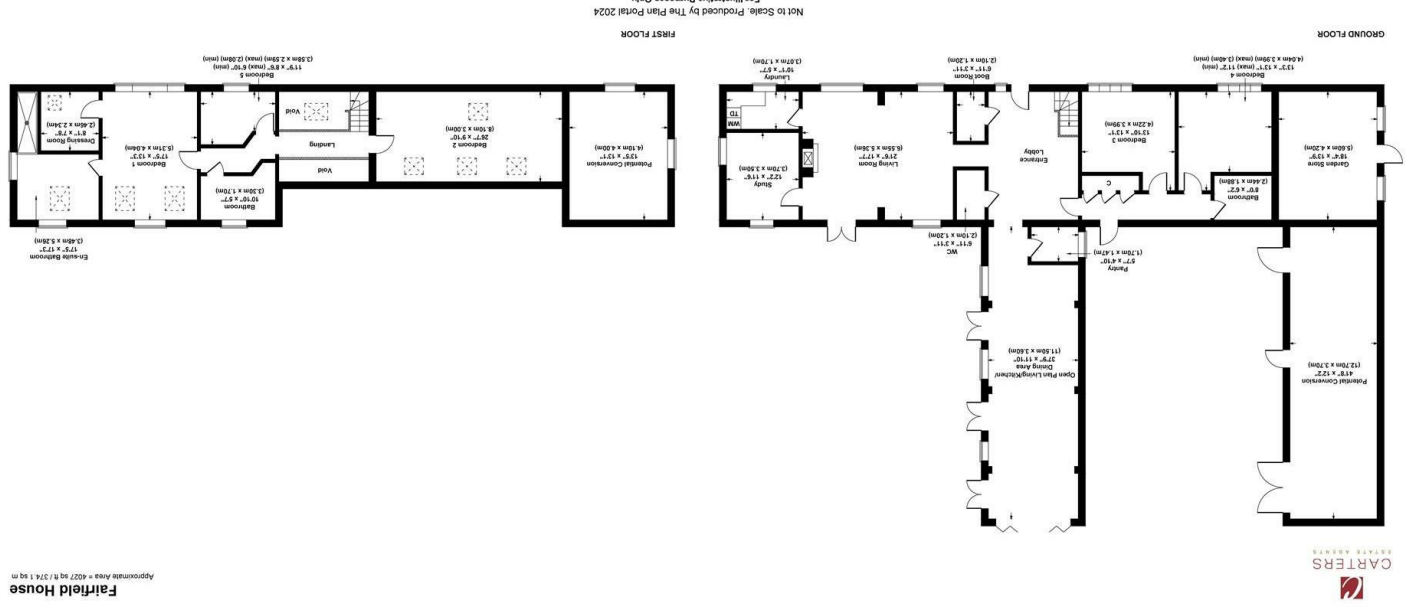


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Please contact our Atherstone Office on 01827 215 100  
 if you wish to arrange a viewing appointment for this property or require further information.

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

Energy Efficiency Graph



Floor Plan



Area Map



Fairfield House Robies Gorse Farm, Bosworth Road  
 Nuneaton, CV13 0BL

£1,175,000

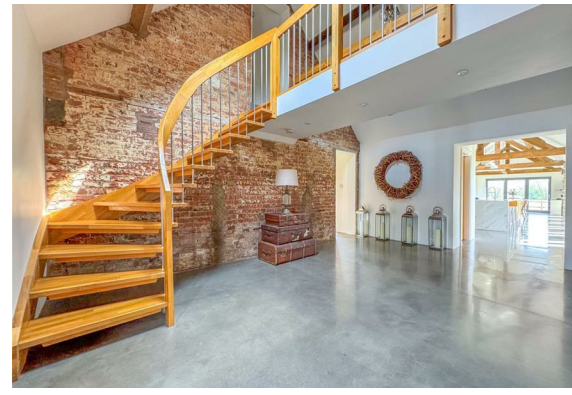


Fairfield House Robies Gorse Fa  
Nuneaton, CV13 0BL

Nestled on the outskirts of the picturesque Village of Congerstone, this exquisite five-bedroom barn conversion offers a breath-taking setting with uninterrupted vistas of the stunning Leicestershire countryside. Meticulously converted from the farms original threshing and dairy barns, with an unwavering focus on preserving its historic charm, the property seamlessly blends classic architectural elements with contemporary conveniences, providing an idyllic haven for modern family living.

Believed to originate from the 1830s and expanded over time, these former barns, last farmed in the 1960s, underwent a remarkable transformation under the stewardship of the current owners, reviving their splendour to meet modern standards while honouring their rich heritage.

Fairfield House stands as a testament to architectural excellence and historical significance, with its exceptional location presenting a rare opportunity for discerning buyers. Positioned just a mile from the village pub and a short drive from Market Bosworth, this barn conversion offers the perfect blend of tranquillity and convenience. Its secluded location ensures a high level of privacy, allowing residents



to enjoy the serene countryside surroundings. Yet, with amenities and dining options within easy reach, the property offers both seclusion and accessibility, making it an ideal retreat for those seeking a balanced lifestyle.

Currently available for individual sale or as part of a joint venture with the neighbouring property, Robie's Gorse Farmhouse, this offering caters to families seeking to embark on a shared living experience.

