



## Piper House 77 Newbold Road, Barlestone, Warwickshire, CV13 0DT

**Guide Price £865,000**

Piper House is an extended, five bedroom Victorian house offering well proportioned, open plan family living space having been modernised to a high specification by the present owners. The renovation programme has retained many original features including open fireplaces and original Victorian doors throughout and has been systematically refreshed considering the property period history, yet offering a contemporary feel to the living space. Set in approximately half an acre the property has established lawned gardens backing onto open countryside enjoying far reaching views.

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PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



## LOCATION

The property is located on Newbold Road in the village of Barlestone which is a large rural village with a range of shops and services including a public house, restaurants and a primary school. More extensive services can be found in the market town of Market Bosworth.

The property is well located for visiting The National Forest, Bradgate Park, Bosworth Water Park and other local attractions as well as being only 20 minutes from the Midlands major road links, M1, M6 & M42.

## TRAVEL DISTANCES

Market Bosworth - 4.2 miles

Hinkley - 9 miles

Leicester - 11 miles

Nuneaton - 14 miles

## DESCRIPTION

Piper House on Newbold Road, located at the top of the hill in Barlestone, is an extended five bedroom Victorian house that has been completely renovated by the current owners over the last six years with no expense spared. The renovation programme has put back numerous original features including multiple replaces and original Victorian doors throughout. Every room has been sensitively refreshed, honouring the property's 110 year history, yet cleverly bringing in a splash of contemporary living. Set in approximately half an acre, Piper House has spectacular 180 degree views to the rear stretching across a protected vista out towards the neighbouring villages of Nailstone, Bagworth and Newbold Heath.

The property is north facing meaning the two large patios capture the sun throughout the day whilst the living areas stay a comfortable temperature through the warm summer months. It benefits from an open plan and flowing downstairs layout plus an underfloor heated kitchen/diner complete with bifold doors and glazed roof allowing plenty of natural light to flood the areas. Step outside and you'll find an outdoor kitchen, 3,750 gallon automated pond complete with viewing window, wrap around patio areas covering some 250sqm and unbroken views across the countryside that must be seen. Added to the patios and main garden is a fully secure orchard, complete with fruit trees, that sits aside a large dog run which can be closed off or extended via a gate into the orchard. Perfect for families with pets that love to be outdoors or it could be put to use as a small holding. With a vast driveway that can easily accommodate more than eight vehicles, accessible via mobile and remote-controlled gates, this house is the perfect home for entertaining as well as family living.

## ACCOMMODATION DETAILS - GROUND FLOOR

Entrance hall laid to wooden flooring with and open fire, doors off to inner lobby and kitchen/dining room. This room benefits from an underfloor wet heating system throughout which is powered by its own separate boiler, porcelain tiled flooring, an and exposed brick wall within the dining area. The Fitted kitchen boasts granite work surfaces, a hot water tap and plumbing for American style fridge. From the dining area you will see the glazed roof and from the bi-fold doors is a view of the outdoor kitchen and entertaining patio that overlooks fields to the rear. A useful utility room with

further worksurface areas, a Belfast sink, ceiling mounted clothes dryer. vent for a tumble dryer and doors to the pantry and lobby. and entertainment area . Off to the side of the kitchen preparation area is the snug /playroom with a large open fire, wooden flooring, a range of fitted bookcases and cupboards. A boot room provides ample space for outdoor wear and leads on to a dedicated boiler room complete with two boilers – one for the underfloor heating and one for the radiators and main hot water. There is a generous sitting room which features a centre piece fireplace area with a Stovax multi-fuel burner, French doors onto the side garden patio with a window the opposite side that looks out to the entertaining patio, pond and orchard. Accessed off the main hall is the lobby that leads to a secondary door to the front driveway and downstairs W.C.. Study with a 3m x 1m ceiling lantern window, providing lots of natural light, with a remote-controlled blind that glides across to keep the room warm in the winter and cool in the summer. It also blocks out the light for when the owners use the space as their family cinema room that has an integrated 1,000 watt surround sound system, ceiling mounted projector and electrically controlled screen. The room also benefits from two front facing windows that look out on to the driveway and a side window that looks out over the dog run and orchard.

## FIRST FLOOR

The staircase rises to a large first floor landing area with doors leading off to: - four bedrooms, two of which have built in wardrobes, the family bathroom, shower room and finally the master bedroom with dressing room off. The master bedroom has floor to ceiling windows that have commanding views across the open countryside, with a further side window that looks out over the side garden. Off the master bedroom is the dressing room/bedroom six, a good-sized room with a window overlooking the main garden and a Jack & Jill door into the shower room. Note: This room was a sixth bedroom when the owners purchased the property, alternative doorways have been added to create the dressing room but could easily be returned to a sixth bedroom. The Shower room accessible from the landing and the dressing room has wall and floor tiling, a digital Mira sun shower with bespoke glass panel and a heated towel rail which also uses electric throughout the summer. Finally, the family bathroom complete with deep bath with central mixer tap and shower attachment, recently tiled shower cubicle with thermostatic shower alongside a low level W.C. and wall mounted sink with storage below, complementary wall and floor tiling.

## OUTSIDE, GARDENS

Set in approximately 0.5 acre, with a vast driveway that can accommodate numerous vehicles, via mobile and remote-controlled gates. Front paved garden with a range of hedges and trees to the boundary, gated access to the rear garden and covered front door to entrance hall. The side garden is mainly laid to lawn with a vegetable patch, a large concrete foundation base area ideal for a summer house or similar. To the rear the garden is also laid to lawn and has a delightful entertaining patio boasting an outdoor kitchen space with inset BBQ and ample storage. Pond with a 7ft max depth and 4ft at the shallow end, holds 3,750 gallons of water, Fully fibre glassed it has a heat treated, triple-ply viewing window and an automated water

filtration system that is housed undercover next to the pond. The owners have confirmed that a water heater could be added very easily and then the pond could be turned into a heated plunge pool instead.

### **WORKSHOP**

Accessible off the utility room, the workshop has double wooden doors out on to the lower rear patio area. This room has scope for further use such as a mud room, gym, second study, downstairs bedroom (subject to relevant building control regulations) or further entertaining space.

### **Local Authority**

Hinckley and Bosworth Council - Tel: 01455-238141

### **Council Tax**

Band - E

### **Viewing Arrangements**

Strictly by prior appointment via the agents Howkins and Harrison Tel:01827-718021 Option 1

### **Fixtures and Fittings**

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

### **Services**

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

### **Floorplan**

Howkins & Harrison prepare these plans for reference only. They are not to scale.

### **Additional Services**

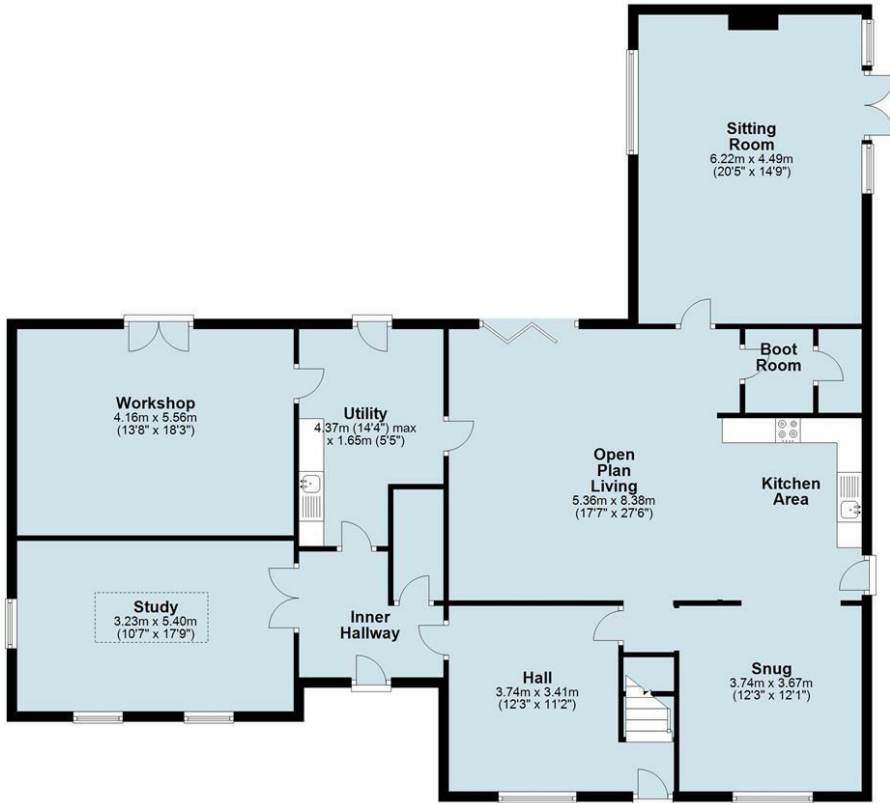
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### **Important Information**

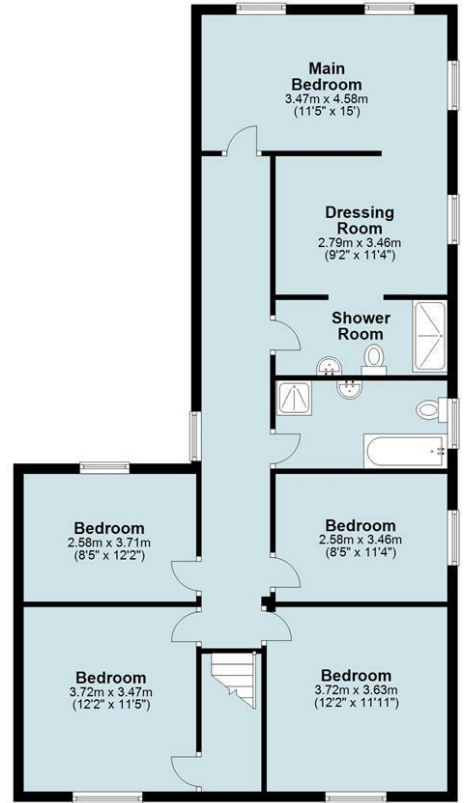
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



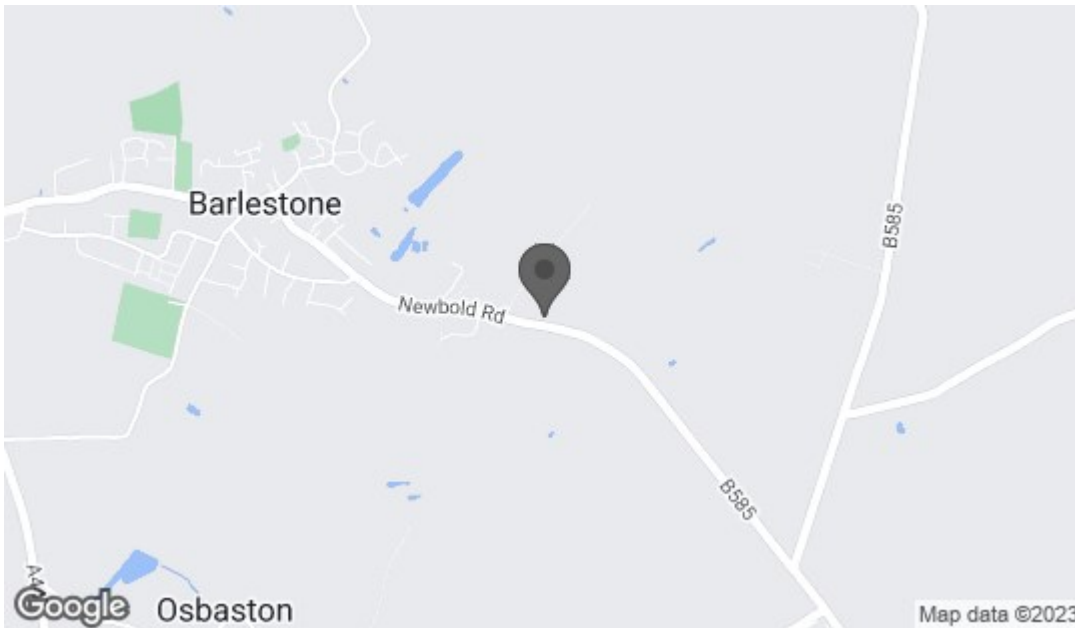
**Ground Floor**  
Approx. 170.0 sq. metres (1829.7 sq. feet)



**First Floor**  
Approx. 100.6 sq. metres (1083.3 sq. feet)



Total area: approx. 270.6 sq. metres (2913.0 sq. feet)



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 70                      | 80        |
| (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 |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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