



The Old Dairy, Wykin Road, Wykin, Leicestershire, LE10 3EF

HOWKINS &
HARRISON

The Old Dairy,
Wykin Road, Wykin,
Leicestershire, LE10 3EF

Guide Price: £850,000

A character four bedroom detached country home situated within a sought after village location. Retaining many original features, the property offers an abundance of living accommodation totalling just under 2500sqft. Having delightful rear gardens, approached via a double gated entrance, leading to various outbuildings, including a double garage, office with log burner and a further barn offering potential for a variety of uses. (subject to planning permission being obtained). An early internal viewing is strongly recommended.

Features

- Detached character country home
- Two spacious reception rooms, both featuring log burners
- Impressive entrance hall & separate dining room
- Four good size bedrooms
- Main bedroom with en-suite & dressing room
- Luxury family bathroom with walk through shower
- Various outbuildings, including, barn and workshop
- Home office & gym
- Delightful rear garden with outdoor kitchen
- Gated entrance leading to double garage



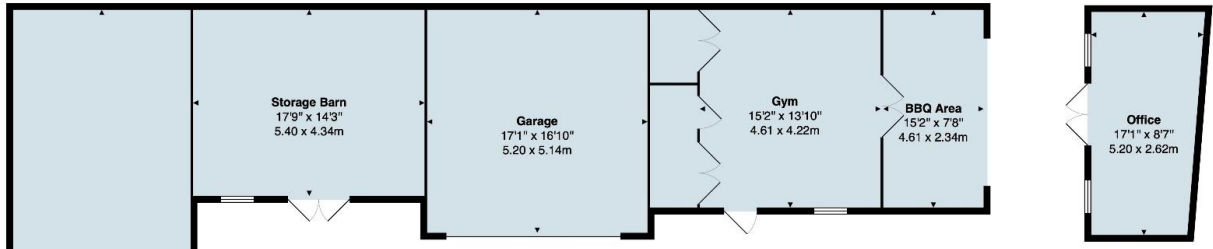
Location

The Old Dairy is situated within the heart of Wykin Village, which is ideally located near to the A5 Watling Street and the A47. The nearby town of Hinckley is only 1.3 miles distance, with Rugby and Nuneaton all providing a wide range of shops and amenities. The larger cities of Coventry, Leicester and Birmingham are within easy reach. Ideally located for commuters, the A5/M69 junction is just 4.8 miles from the property, linking to the M1, M6 and M6 toll. Junction 9 of the M42 is 11.3 miles to the west, linking the M1 to the north and the M40 & M5 to the south. Mainline train services run from Birmingham International, Rugby, Nuneaton and Coventry. Birmingham International and East Midlands airports are 20 miles and 21.5 miles distance respectively. Local schooling is excellent; independent schools in the area include Rugby School and Princethorpe College, Bablake School in Coventry, Twycross House in Twycross, The Dixie Grammar School in Market Bosworth and Milverton House Preparatory School in Nuneaton.



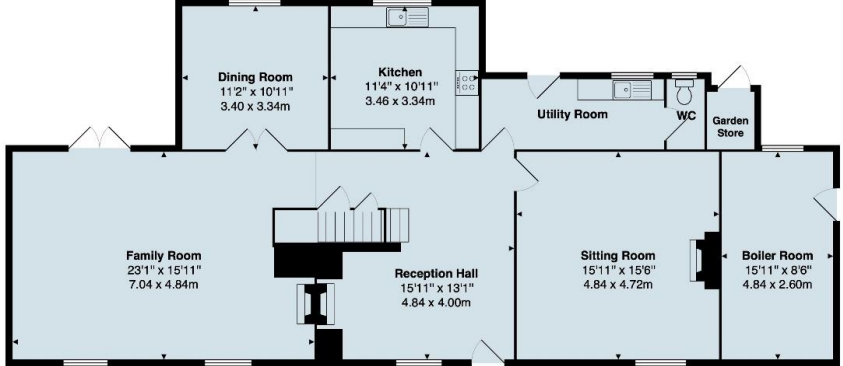
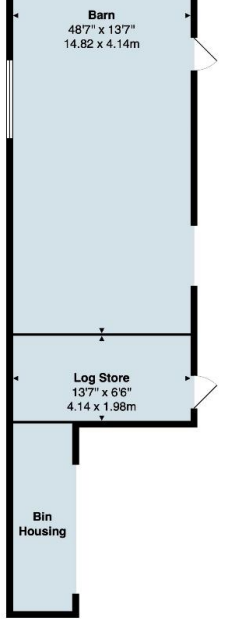
Accommodation Details - Ground Floor

The front door leads into an impressive entrance hall, with staircase rising to the first floor, double glazed window to the front elevation and an attractive fireplace with log burner, mantle above and exposed beamed ceiling. The hall gives access into a snug/sitting room, with window to the front elevation, feature fireplace with open face brick surround, mantle above and raised brick hearth. This room is also fitted with a range of shelving and cupboards, oiled wood flooring and an exposed beam ceiling. There is a separate spacious family room, with two double glazed windows to front elevation, double glazed French doors to the rear garden, an attractive inglenook fireplace with open face brick surround, log burner with raised hearth, original bread oven, exposed beamed ceiling and wall lights. Double opening doors then lead through to the separate dining room with double glazed windows to the rear elevation and exposed beam ceiling. Off the main hall, access leads to the kitchen which has a comprehensive range of quality eye level and base units, ample preparation surfaces with complementary tiling, Smeg stainless steel cooker with extractor over, integrated dishwasher, tiled flooring and double glazed window to the rear elevation. There is a useful utility room, with door to rear garden, a range of base units including sink unit with plumbing for a washing machine and door leading through to a cloakroom WC. Accessed externally is a separate boiler room adjacent to the sitting room and a useful garden store adjoins the utility room.

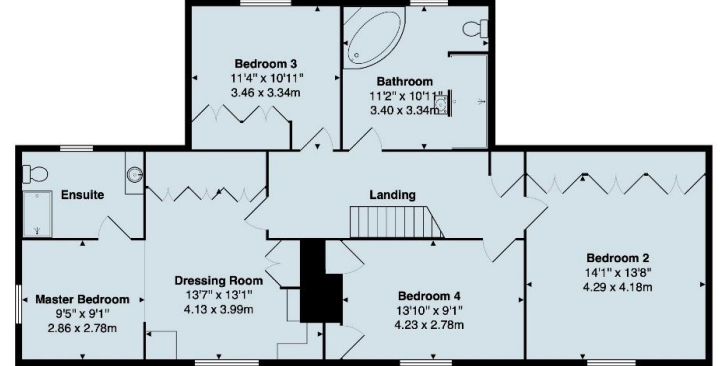


Outbuildings

Office



Ground Floor
Area: 1364 ft² ... 126.7 m²



1st Floor
Area: 1084 ft² ... 100.7 m²

Total Area: 2448 ft² ... 227.4 m² (excluding log store, bin housing, barn, storage barn, garage, gym, bbq area, office)
All measurements are approximate and for display purposes only



First Floor

From the main entrance hall there is a staircase rising to the large first floor landing, with galleried balustrade and doors leading off to:- main bedroom with double glazed windows to front and side elevations, access into an en-suite shower room with tiled shower cubicle, WC, vanity wash hand basin and tiled flooring. Alongside the main bedroom is a generous size dressing room with fitted furniture. There are three further excellent size double bedrooms and a family bathroom with a raised, tiled enclosed oval shaped bath, walk-through tiled shower, vanity wash hand basin, WC and complimentary tiling.

Outside

Outside, the property is approached via a double gated entrance driveway, leading to the courtyard, providing parking for numerous vehicles. There is also a double garage, various outbuildings including garden store, barn, external home office and a separate gym. The rear provides an ideal entertainment space, with a raised terrace featuring an outdoor kitchen, a lawned garden with mature borders and a variety of trees and shrubs.

Agents Note

We understand from our vendors that the electrical infrastructure has been revamped, with a rewire where required and a new fuse board installed in both the main house and outbuildings. Along with internal feature lighting, the main property and the outbuildings have all benefited from new roofing, replacement windows and doors, which have been upgraded to Accoya wood to enhance durability and energy efficiency, new damp proof course and tanking have been installed along with rendering and waterproofing of the exterior of the building, again for enhanced durability. Finally, replacement guttering, soffits and soil pipes all contribute to the extensive refurbishment of this property.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021 Option 1

Fixtures and Fittings

All items in the nature of fixtures and fittings, mentioned in these particulars, may be included in the sale, by separate negotiation. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

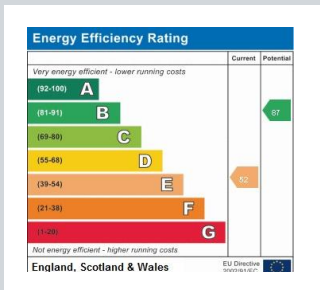
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band - G



Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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.



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