



The Hayloft, Ratcliffe Lane, Sheepy Magna, Warwickshire, CV9 3QZ

HOWKINS &  
HARRISON







The Hayloft, Ratcliffe Lane,  
Sheepy Magna,  
Warwickshire, CV9 3QZ

Asking Price: £950,000

A stunning four bedroom detached barn conversion situated within its idyllic position on the edge of the sought after village of Sheepy Magna. The property would ideally suite a dual family living situation having its own self contained annex. There are delightful gardens backing onto open fields and a triple garage offering further potential for a variety of uses. An early internal viewing is strongly recommended to appreciated this lovely home.

### Features

- Detached barn conversion
- Spacious open plan sitting room/dining room
- Kitchen/breakfast room
- Useful utility room
- Downstairs shower room/WC
- Four excellent size bedrooms
- Main bedroom with en-suite, family shower room
- Detached triple garage and self contained annex
- Outside delightful gardens backing onto open fields
- Energy Rating- C



## Location

Sheepy Magna is a delightful village located close to the Leicestershire and Warwickshire border. In the village there is a primary school classified as outstanding in the latest ofsted inspection, a church, public house, the famous San Giovanni restaurant and fishing lake. Schools nearby include the highly regarded Dixie Grammar located at the nearby town of Market Bosworth and Twycross House school is also close by. The nearby towns of Athertone and Market Bosworth between them offer a wealth of shopping opportunities, health care surgeries, sports clubs and eateries. There is excellent access to the motorway network via the A5.

Atherstone - 2.1 miles

Market Bosworth - 6.2 miles

Coventry - 19.1 miles

Leicester - 19.0 miles

Birmingham international airport - 20.9 miles



## Accommodation Details - Ground Floor

Double opening doors leading to sitting room, open plan to the dining room. With galleried landing, floor to ceiling windows to the rear elevation enjoying countryside views. Attractive fireplace with open face brick surround. Inset ceiling lighting and polished wood flooring. The dining area has double glazed windows to side elevation and polished wood flooring. The room shares the fireplace with the sitting room. There is a large kitchen/breakfast room having a range of wall and base units, Quartz preparation services with complementary tiling. Integrated dishwasher and fridge/freezer, Kitchener cooker, five ring gas hob and oven below, extractor hood above. Breakfast bar, tiled flooring with underfloor heating, door to garden and door to front. The utility room has a range of base units, Singapore sink unit with mixer tap over and wall mounted gas boiler. From the sitting room, there is a stairway leading to the first floor galleried landing having vaulted ceiling, feature arched windows to the front elevation, doors leading off to main bedroom with wardrobe, feature arched windows to the rear elevation enjoying countryside views. Door leading off to en-suite bathroom with oval shaped bath with shower mixer tap over, vanity wash hand basin, WC and tiled wall surround, skylight window and underfloor heating. There are three further excellent size bedrooms and a family shower room with tiled shower and shower screen, WC and vanity wash hand basin, skylight window and tiled flooring with underfloor heating.

















## Annex

The annex has a ground floor office area with windows to front and rear elevation. Stairway leading to the first floor studio room. A cloakroom with WC and wash hand basin cupboard housing gas boiler. Open plan kitchen area having a range of base units, hardwood preparation surfaces incorporating gas hob, built-in oven integrated dishwasher and skylight window to rear enjoying countryside views. Lounge area with skylight window, range of cupboards, doors leading off to two good size bedrooms, bathroom with WC, vanity wash hand basin and skylight window.









## First Floor

From the sitting room, there is a stairway leading to the first floor galleried landing having vaulted ceiling, feature arched windows to the front elevation, doors leading off to main bedroom with wardrobe, feature arched windows to the rear elevation enjoying countryside views. Door leading off to en-suite bathroom with oval shaped bath with shower mixer tap over, vanity wash hand basin, WC and tiled wall surround, skylight window and underfloor heating. There are three further excellent size bedrooms and a family shower room with tiled shower and shower screen, WC and vanity wash hand basin, skylight window and tiled flooring with underfloor heating.

## Outside, Gardens and Grounds

Outside to the front of the property there is a gravel driveway, lawned front gardens having a wildlife pond backing onto open fields. Access to a triple garage and adjacent self-contained annex.





## Viewing Arrangements

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

## 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

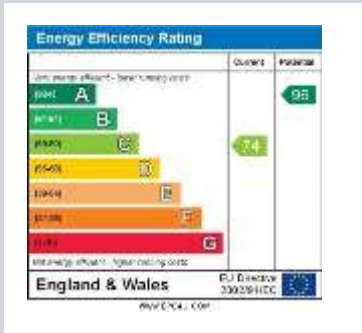
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

## Council Tax

Band - F



## Howkins & Harrison

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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.