



Hilltop Barn, Loughborough Road, Hoton

welcome to

Hilltop Barn Loughborough Road, Hoton Loughborough

This exquisite, individually designed barn conversion is nestled in countryside inbetween Loughborough and Hoton, with some superb features including exposed timber beams and inglenook fireplace, and offering a charming characterful home with a fabulous rear garden ideal for entertaining!

Entrance

The property is entered via a solid wooden door that leads directly into the farmhouse kitchen.

Farmhouse Kitchen

19' 10" x 16' 7" (6.05m x 5.05m)

The farmhouse kitchen has tiled flooring, a comprehensive range of base and wall mounted units with work surfaces over, there is an oil fired Aga with brick chimney surround and tiled splashbacks, a one and a half bowl sink with drainer and mixer tap, a hob with extractor hood and electric oven, ample room for a dining table and chairs, exposed timber beams to the bolted ceiling with French doors that lead onto the front garden and double glazed window to both sides.

Sitting Room

32' 10" Maximum measurements x 16' 3" maximum measurements (10.01m Maximum measurements x 4.95m maximum measurements)

The sitting room provides a lovely casual living space which also incorporates a dining area, with exposed timber beams to the ceiling and exposed wooden floorboards. There is a staircase with wooden handrail and balustrades leading to the first floor, two pairs of French doors which open onto the rear garden, upvc double glazed window to the front and rear elevation, a door to the ground floor wc and double multi paned doors which lead through to the formal lounge.

Formal Lounge

16' 5" x 16' (5.00m x 4.88m)

The formal lounge provides a space for more formal living with a superb Inglenook style brick fireplace with inset timber mantel, a cast iron log burner stove, exposed timber beams to the ceiling and patio doors with matching windows which open onto the rear garden.

Ground Floor Cloakroom

This ground floor cloakroom/wc has a two-piece suite that comprises of wash hand basin with tiled surround and a low level wc.

Utility Room

The utility room has a continuation of tiling from the kitchen, has plumbing for a washing machine, some additional storage space and a radiator.

First Floor Landing

The first-floor landing has a dogleg staircase rising from the sitting room, a skylight window and doors off to all first-floor rooms.

Main Bedroom

16' 3" x 15' 11" (4.95m x 4.85m)

The main bedroom has exposed timber beams to the ceiling, a picture window with electronically and remote operated blinds enjoying an aspect over the rear garden, a radiator, an internal door to the dressing room.





Dressing Room

The dressing room has bespoke built-in wardrobes with hanging rails and shelving, with a door to the ensuite.

Ensuite

The ensuite has been recently refitted with a superb stylish modern suite comprising roll edge bath with shower over, low level wc, wash hand basin, partially tiled porcelain walls, inset ceiling spotlights and chrome heated towel rail.

Bedroom Two

16' x 16' 4" (4.88m x 4.98m)

Bedroom two has exposed timber beams to the ceiling, two double glazed windows overlooking the rear elevation and a radiator.

Shower Room

The shower room has been recently refitted with a modern suite that has ceramic tiled flooring and tiled patterned walls. There is a walk-in double shower cubicle with inset storage shelf and rainfall shower over, a low level wc, a pedestal hand wash basin, chrome heated towel rail and a skylight window.

Outside

The property enjoys an enviable position set within a private development and has outdoor space to the front and rear. To the front there is a gravelled driveway providing offroad parking and access to the double garage with steps leading to the front door, with an antique pump and well. Behind the garage there is a shaped lawn with a curved patio seating area with steps leading down and inset borders. The rear garden is a particular feature of the property with a large patio terrace ideal for entertaining and barbecues in the summer, with steps leading up to a mainly laid to lawn rear garden with well stocked and established borders with fencing and hedging to all sides and enjoying an open aspect to the rear over adjoining countryside.

Double Garage

There is a double garage which has twin up and over doors to the front, power and light.



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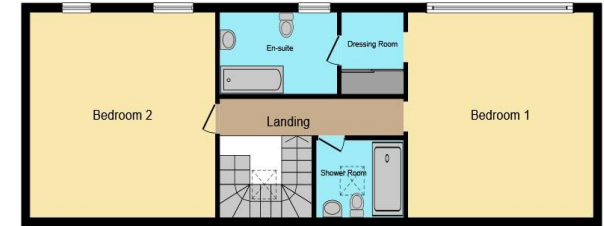
- Exquisite Individually Designed Barn Conversion
- Fabulous Features including Inglenook Fireplace
- Farmhouse Style Kitchen
- Spacious Living Space
- Two Fabulous Double Bedrooms

Tenure: Freehold EPC Rating: F
Council Tax Band: F

£725,000



Ground Floor



First Floor

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