

Oaktree Barn

HALL LANE, ASHBY MAGNA, LUTTERWORTH, LE17 5ND

JAMES
SELICKS





A stunning example of an immaculately remodelled and refurbished barn conversion situated in a picturesque south Leicestershire village on a magnificent plot extending to 0.6 of an acre. Oaktree Barn offers the discerning buyer the opportunity to purchase a property with turnkey attributes to start enjoying countryside living.

Immaculately presented barn conversion • Private rural location • Superb open plan living kitchen • Utility/boot room • Sitting room & family room • Study • Gym • Four bedrooms • Bathroom • Ensuite • Jack and Jill bathroom • Double garage, store & outbuildings • Covered heated pool • Large courtyard with ample parking • Landscaped & lawned gardens • Patio entertaining areas • Picturesque south Leicestershire village •

Accommodation

Oaktree Barn forms part of a small development which originally formed the agricultural buildings to Hall Farm, and due to its location offers a high degree of privacy. The barn was believed to have originally been converted in the late 1990's and has been subsequently redeveloped by our client to form a stunning and flexibly arranged contemporary country home.

This fabulous property is accessed via utility room/boot room fitted with bespoke base level and tallboy units, seats with shoe storage shelves under, a ceramic Belfast sink, plumbing and space for a washing machine, space for a condenser dryer, and underfloor heating. This in turn leads to a magnificent living dining kitchen with a striking vaulted ceiling, an excellent range of bespoke eye and base level cabinets, drawers and tallboy units providing ample storage complemented by granite worktops and upstands. Taking centre stage is a large island with a four-person breakfast bar with a matching granite worktop, further cabinets and soft closing drawers. There is a NEFF induction hob with ceiling mounted extractor fan. Integrated appliances include three NEFF ovens, a dishwasher, wine cooler, and space and plumbing for an American fridge freezer. There is also a ceramic double bowl sink and ceiling spotlights. This fantastic space is light and airy by virtue of its triple aspect and Velux roof lights. Two staircases with handy understairs storage rise either side of the dining area. The whole area has engineered oak flooring which complements the exposed king post truss.

Fully glazed folding doors lead through into the sitting room, which has a cast iron log burner set on stone under an oak mantle, creating a wonderful focal point. The vaulted ceiling has exposed roof trusses. Large picture windows and a set of French doors provide views of, and access to, the rear courtyard. An inner hall has parquet flooring and off is a WC with a white two-piece suite with low flush WC and a sink with cupboards under and a study.

The family/media room is accessed via double braced doors, has ceiling spotlights and a further oak door leading to another reception room, currently used as a gym, which boasts a part exposed brick wall and exposed roof trusses, a window, and French doors with windows either side. A ground floor bedroom has two windows to the side elevation and benefits from built in wardrobes. Opposite is a bathroom fitted with a contemporary white three-piece suite comprising a low flush WC, pedestal wash hand basin and a bath with shower over.

A staircase from the inner hall rises to the first floor landing, where to the right the master bedroom can be found with a bank of built-in wardrobes and drawers and with access to a fabulous Jack and Jill bathroom with a contemporary white four-piece suite comprising a low flush, WC, twin sinks with storage under, freestanding bath with freestanding tap and shower attachment and a double walk-in shower cubicle with fixed and flexible showerheads. From here bedroom two can be accessed which has a concealed wash hand basin with cupboard under and WC, exposed roof purlins and a secondary staircase leading down to breakfast kitchen.

A third staircase from the kitchen gives access to a further bedroom and ensuite bathroom with three-piece suite with a low flush WC, pedestal wash hand basin, a panelled bath with shower attachment over and a further shower above and a chrome heated towel rail.





Outside

Outside Oaktree Barn is approached off Hall Lane via a side driveway with twin electrically operated iron gates which leads to substantial car standing in front of the double garage opposite the property. A beautiful, landscaped limestone patio entertaining area directly to the rear of the property has a beautiful planting scheme to include a mature Wisteria. The garage block has discreetly hidden solar panels located on the rear roof line.

A heated pool is covered by a fully glazed enclosure. A timber outhouses/plant room has a further patio area and beyond is a mature shaped lawn garden providing a stunning backdrop to this very special property.

Location

Ashby Magna is a lovely small village in the Harborough district of Leicestershire. To the south the market town of Lutterworth provides a good array of everyday amenities including leisure centre, primary and secondary schooling. The city of Leicester is set to the north and provides a comprehensive range of shopping, leisure and commercial facilities.

Secondary schooling can be found at Rugby, Leamington Spa, Warwick, Leicester and public schooling at Oakham, Uppingham, Oundle and Rugby.

Satnav Information

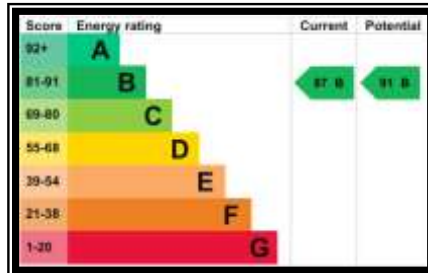
The property's postcode is LE17 5ND, and house name Oaktree Barn.







Tenure: Freehold
 Local Authority: Harborough District Council
 Listed Status: Not Listed
 Conservation Area: No
 Tax Band: G
 Services: The property is offered to the market with all mains services and gas-fired central heating
 Broadband delivered to the property: FTTC
 Non-standard construction: Believed to be of standard construction
 Wayleaves, Rights of Way & Covenants: Yes
 Flooding issues in the last 5 years: None
 Accessibility: Two storey dwelling. No modification
 Cladding: None
 Planning issues: None which our clients are aware of



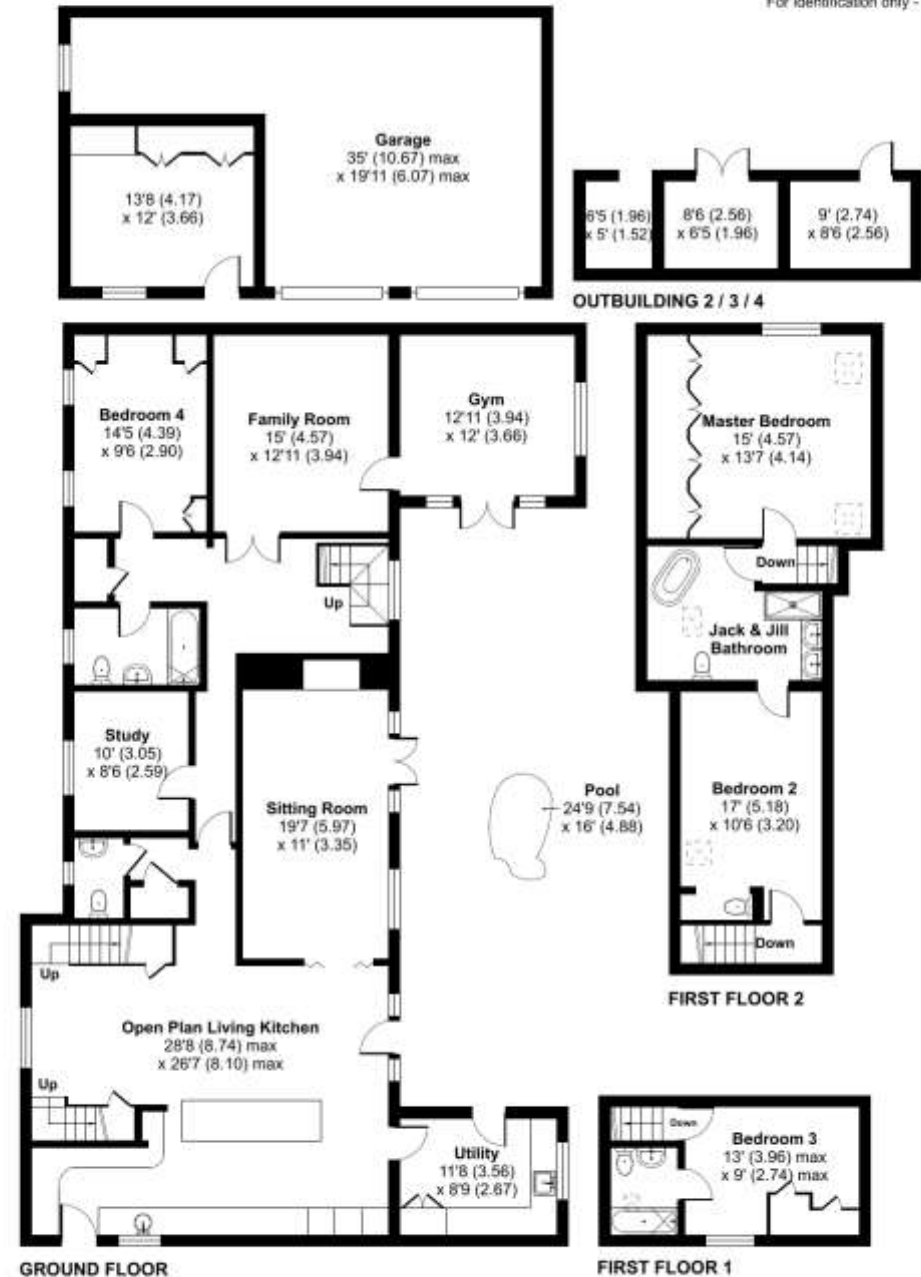
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Hall Lane, Lutterworth, LE17

Approximate Area = 2697 sq ft / 250.5 sq m
 Garage = 514 sq ft / 47.8 sq m
 Outbuildings = 311 sq ft / 28.9 sq m
 Total = 3522 sq ft / 327.2 sq m

For identification only - Not to scale



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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