



Syde Barn, 14a Ashby Road, Packington, Leicestershire, LE65 1TD

**HOWKINS &
HARRISON**
INCORPORATING ANDREW JOHNSON

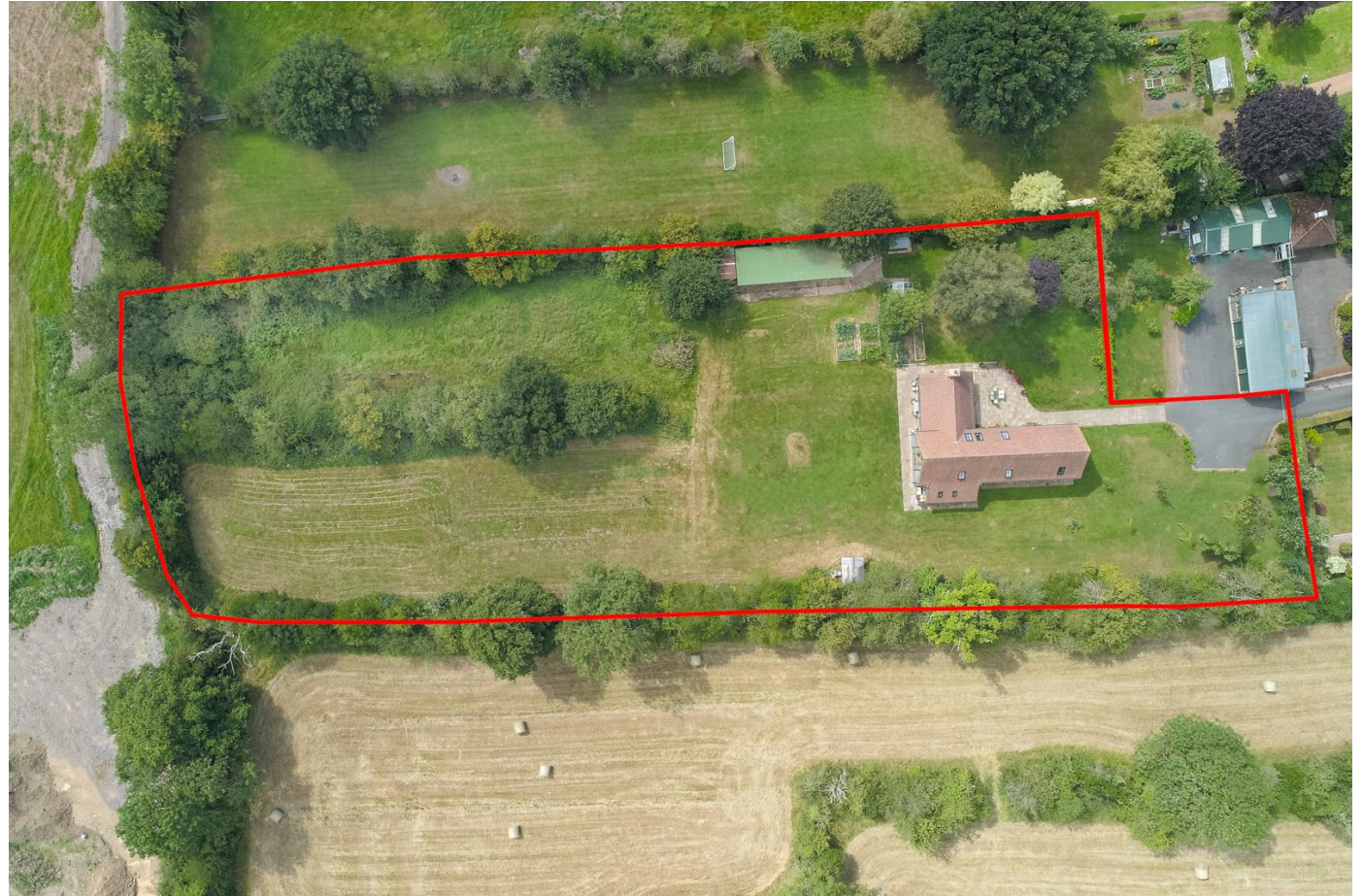
Syde Barn,
14a Ashby Road, Packington,
Leicestershire, LE65 1TD

Asking Price: £900,000

A unique architect designed oak timber frame and clad detached family home set within this popular village. Occupying gardens and grounds extending to approximately 1.4 acres of thereabouts with open paddocks to the rear.

Features

- Superb architect designed oak framed home
- Traditional character and luxury fittings throughout
- Approx 1.4 acre site including open paddocks
- 1050 sq ft open plan living space
- Part vaulted ceilings and open framework
- Four/five double bedrooms
- Principal suite with gable wall glass views
- Private, secret location
- Popular village setting, convenient for the town centre



Location

Packington village is located approximately one mile due south of the thriving market town of Ashby de la Zouch, offering a range of local amenities and facilities, together with excellent road links via the A42 dual carriageway to East Midland conurbations beyond and the M1 motorway corridor. Packington village boasts a Church of England Primary School with 'Good' OFSTED rating, local village store, public house together with a recently rebuilt village hall located at the heart of the village. Packington is well served with footpaths to the recently formed Jubilee Woods and established woodland of the National Forest.

Description

This exceptional eco friendly home extends to over 2500 sq ft of useable living space including a magnificent 1050 sq ft open plan living, dining kitchen, separate ground floor snug, wet room, utility and pantry. Whilst on the first floor the principal bedroom has balcony views with gable ended glass walls overlooking the gardens and grounds, three further double bedrooms and contemporary family bathroom.



Accommodation Details - Ground Floor

A cobbled threshold with glazed entrance door and matching twin oak framed floor length side screens with matching first floor windows above leads to the large open plan vaulted reception hall. The hallway features a wealth of exposed oak framework, flying landing with contemporary glass trim, limestone tiled floor and cloakroom area including ground floor wet room. Overlooking the front elevation and front gardens is a delightful snug/bedroom five with oak flooring whilst to the rear the principal feature and dominating the ground floor accommodation is the superb open plan living, dining kitchen extending to over 1050 sq ft currently sub divided to create a large open plan 36ft dining kitchen featuring a wealth of exposed beams, continuation of the limestone tiled flooring, Pineland hand built and hand painted kitchen with large island unit, space for a range cooker and windows overlooking three elevations. Leading into the magnificent vaulted sitting area with exposed trusses, the focal point of which is the contemporary log burner with brick surround and granite hearth, this room is flooded with natural light with bi-fold doors and French doors overlooking the gardens and

grounds. Finally on the ground floor is a separate utility room with Belfast sink, access to shelved pantry and door to outside.

First Floor

From the flying landing, doorway leads to a guest bedroom with vaulted ceiling and exposed oak framework, dual aspect windows, roof light and plumbing for a guest en-suite if required. There are two further double bedrooms with part vaulted ceilings and three piece family bathroom with contemporary fitting including free standing bath and glass framed vanity unit. The principal bedroom is located to the rear and features a range of built in wardrobes, a wealth of exposed structural oak framework, beams, oak flooring throughout including the large en-suite shower room with both waterfall and hand held shower unit. A magnificent glass gable end featuring French doors with Juliet balcony overlooking the gardens and paddocks.





Outside

Approached over a shared driveway with electric gate access leading to the private parking and turning apron. The gardens and ground are a particular feature of the property extending to approx 1.4 acres or thereabouts. incorporating former stable buildings providing excellent garden storage, lawned formal gardens with large patio area, established beds, specimen trees and to the rear lawned gardens leading to open paddocks with hedge borders.

Agents Note

Constructed in 2014 this unique high specification oak timber framed family home occupies a unique and private setting, set back from the hustle and bustle of village life. Using modern technology to enhance its low running costs including air source heat pump with mechanical Vent Axia ventilation system, triple glazed windows and doors and modern warm cell insulation. The present owners have lavished dedication, care and attention to detail throughout combining functionality, contemporary fittings, traditional oak frame styling together with large open plan living taking full advantage of this private site with rural views.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

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

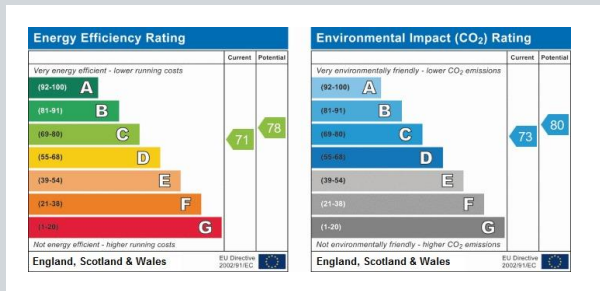
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - 01530 454545

Council Tax

Band - F



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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.



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