



Church Street,
Barrow upon Soar



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£319,500

- CHARMING CHARACTER COTTAGE
- GRADE II LISTED
- THREE BEDROOMS
- BRAND NEW DINING KITCHEN
- FREEHOLD
- BEAMED CEILINGS AND HERITAGE CHARACTER
- DETACHED 'REMOTE' GARDEN
- EPC rating Exempt



This simply stunning Grade II listed cottage is nestled in the heart of the village next to the church and believed to be dated circa 1750. The home features a brand new, heritage shaker style dining kitchen offering a place to meet with friends for entertaining and the property enjoys a beautifully presented interior with a cosy feel throughout.

The interior enjoys a wealth of charm and character including extensive wall and ceiling beams, original thick solid oak panelled internal doors and roaring log burner within the lounge. Its best to enter the home via the rear (although you could use the front door too!) as this brings you into a generous hallway with plenty of room to kick off the shoes and coats. The solid oak, herringbone flooring really sets the room off which has a useful understairs storage cupboard and the room is central to the property and leads to both the dining kitchen and lounge. The roaring log burner and half height wood panelling within the lounge makes for a warm and welcoming space, there is a fitted television/media cabinet and heritage style radiator and the room enjoys views sideways over the beautiful church grounds and with the hallway floor continuing into this room too.

The dining kitchen features integrated appliances included slim-line dishwasher, fridge and freezer, electric oven with fixe ring gas hob and extractor. In addition to this there is a fitted wine cooler, quartz work surfaces, traditional terracotta tiled floor and the room also has dual aspect windows overlooking the church and also into a rear courtyard area.



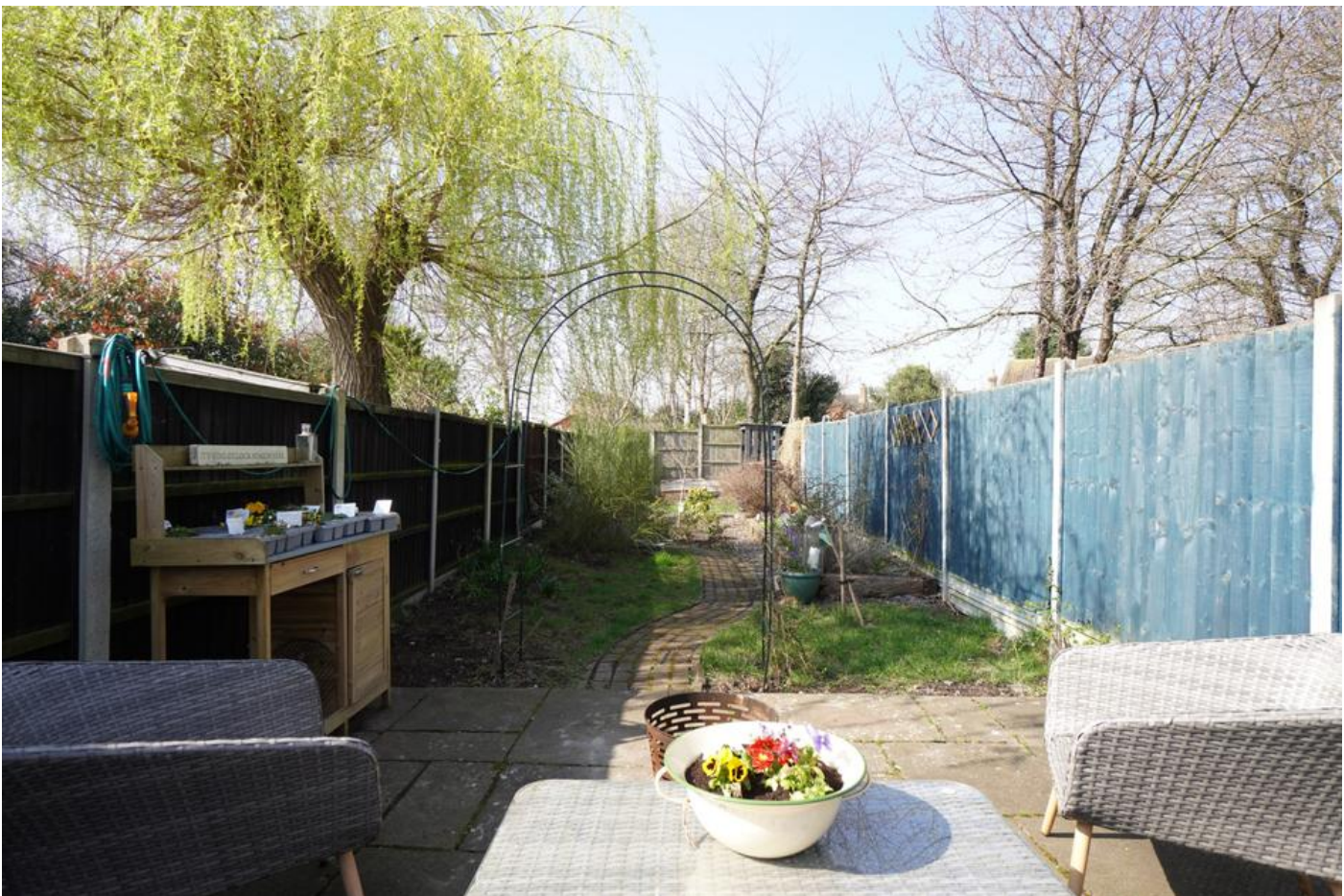
Upstairs the landing is awash with beams and leads to three bedrooms (two double), one with a vaulted ceiling and with bedroom three currently utilised as a home office but also with a sofa bed at present. The stylish heritage bathroom features a shower bath with rain style mixer shower, heritage style suite with tiled flooring and chrome heated towel radiator.

The quirks of a character property are also mirrored outside where the property has not only the courtyard area immediately to the outside rear door but also a large, detached private garden just a short stroll away along a shared rear path. The garden is fully enclosed and has been designed to an old English garden style with flower beds and pathways leading to the top where there is a large paved patio making a great place for those summer BBQ's along with space for a garden shed.

Good to know; The property is Grade II Listed meaning there are heritage restrictions on what can and cannot be done externally and internally with the property. Intending purchasers should research their responsibility when owning a Grade II Listed home. This link maybe useful although others will be available online - <https://historicengland.org.uk/advice/your-home/owning-historic-property/listed-building/>

The property has Yorkshire sliding sash, single glazed windows. Gas central heating powered by a combination boiler located in a kitchen cupboard.

To find the property, from Loughborough proceed into Barrow Upon Soar where at the main village roundabout you should turn left onto High Street passing through the wide range of shops and taking the next turning right on to Church Street where the property is situated past the church on the left hand side identified by the agent's 'For Sale' board.



HALL 3.43m x 2.29m (11'4" x 7'6")

LOUNGE 4.01m x 3.61m (13'2" x 11'10")

DINING KITCHEN 4.85m x 3.28m (15'11" x 10'10")

BEDROOM ONE 3.66m x 2.31m (12'0" x 7'7")

BEDROOM TWO 3.18m x 3.12m (10'5" x 10'2")

BEDROOM THREE 3.66m x 1.78m (12'0" x 5'10")

BATHROOM 2.24m x 1.75m (7'4" x 5'8")





SERVICES

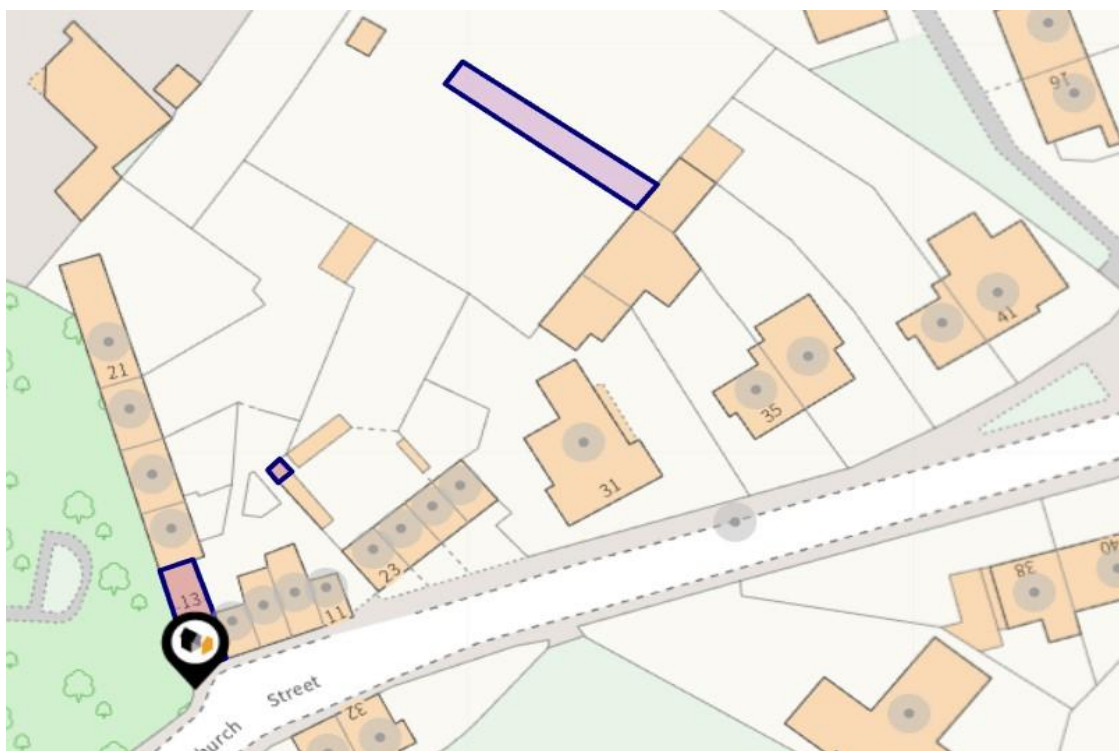
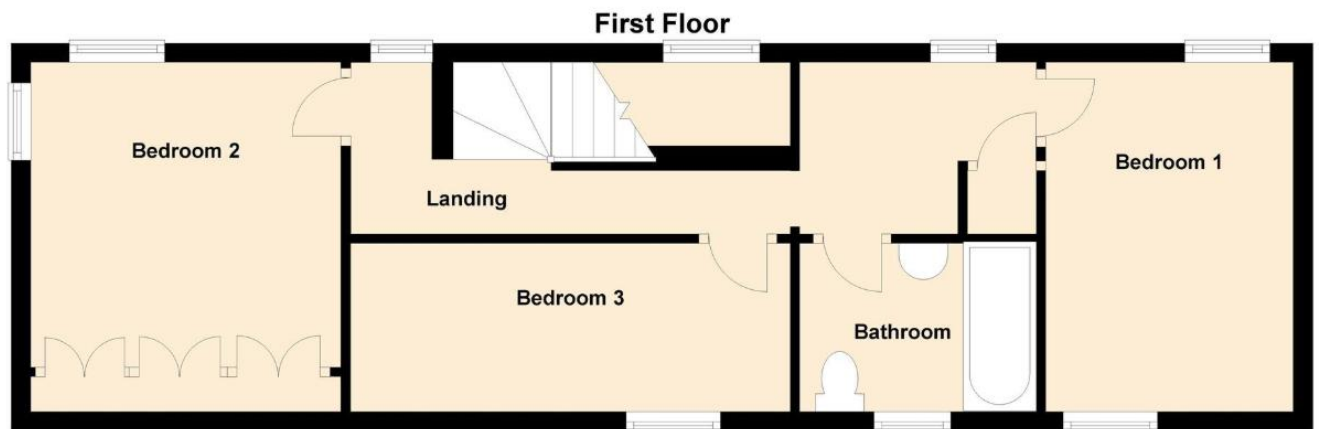
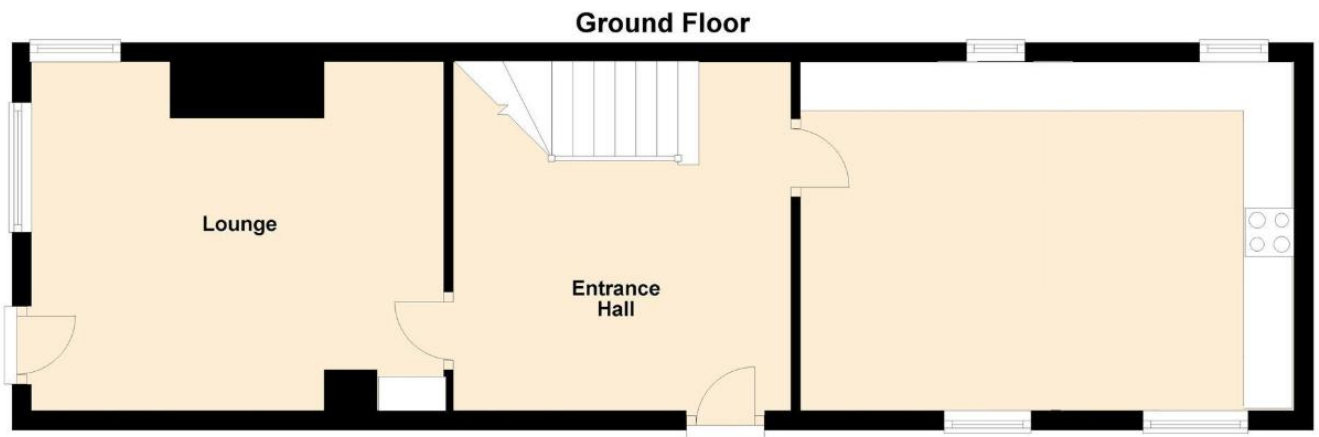
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

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