



Rye House

Main Street, Carlton



Alexanders

Rye House

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- Available with No Upward Chain
- Bespoke detached home designed by Haywards
- Finished to a high specification throughout with air conditioning
- Offering over 2,400 square feet of living space
- Open-plan living/kitchen space with aluminium sliding doors
- Four double bedrooms with vaulted ceilings
- Family bathroom and ensuite to main bedroom
- Landscaped rear garden
- Gated driveway to front leading to single garage
- EPC Rating B / Council Tax Band F / Freehold

General Description

Rye House is an individual, bespoke detached property designed by renowned local architects Haywards and constructed by a revered local specialist contractor in 2019.

Being offered to the market with No Upward Chain expect to find striking contemporary living space set across two floors, alongside a single garage, professionally landscaped rear gardens and gated driveway to the front. The floor area has been thoughtfully planned to create a beautiful balance of indoor and outdoor entertaining.

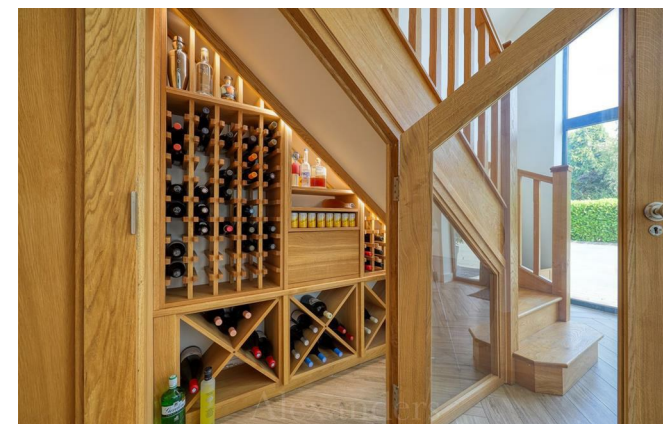
Location

Situated in the beautiful settlement village of Carlton, surrounded by history and just 3 miles from historic Market Bosworth with its independent shops, pubs and eateries. There is a farmers' market held every month, and recreational and sporting opportunities abound. The area is well known for its schooling, including The Dixie Grammar School in Market Bosworth, nearby Twycross House School and Repton School, amongst many others.

The property offers a sought-after compromise between rural living and easy access for commuters with train services from nearby Nuneaton to London Euston taking from 1 hour and 4 minutes, and the property is also well positioned for travelling by car with Birmingham and Nuneaton in one direction, or Leicester and Nottingham in the other.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.





Accommodation

The internal layout has been thoughtfully designed to incorporate many modern conveniences. The accommodation leads from a beautiful 13m vaulted fully glazed entrance hall with stairs rising to a galleried landing and inset wine cellar. There is a home office and sitting room off the hall and double oak doors leading to an expansive open plan kitchen/living room incorporating a dining area, family room and multiple sets of full height sliding doors opening out onto the raised seating terrace and gardens. There is also a WC and access into the single garage.

The main landing leads to four double bedrooms, all benefiting from vaulted ceilings and fitted wardrobes and the contemporary family bathroom. The luxurious principle and second bedroom feature a Juliet balcony designed to enhance the stunning views of the rear garden, as well as a stylish en-suite bathroom to the main.

Specification

The accommodation comes complete with a bespoke kitchen with granite worktops and Bosch appliances, underfloor heating throughout downstairs on herringbone tiling with central heating upstairs, air conditioning in the three bedrooms, secure oak wine cellar beneath the staircase and all bedrooms benefits from fitted wardrobes. The bathrooms are fitted with Beige Italian tiled family bathroom with shower, roll top bath and sink unit and the ensuite with white marble tiles and black tap and shower unit. The property also benefits from Aluminium windows throughout, slate tiles, Remote security gates, CCTV, burglar alarm and external lighting to surround and within the large limestone patio terrace with lit planters.

Tenure

Freehold.

Services

We are advised that mains electricity, water, and drainage are connected. The property is serviced by oil fired heating.

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). Council Tax Band F.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





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Total area: approx. 228.1 sq. metres (2454.9 sq. feet)



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Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

