





Alexanders

Main Street

Barlestone

- No chain
- Previous changes give a wealth of adaptable space
- Bursting with 16th century charm
- Three large reception rooms
- Spacious kitchen/breakfast room
- Four double bedrooms
- Well presented garden with seating terraces
- Summer house containing a bar and games room
- EPC Rating D / Council Tax Band E / Freehold

General Description

This distinguished detached residence offers a unique blend of 16th century charm and thoughtfully modernised living, providing the perfect balance of heritage and comfort. Originally a small thatched house in the late 1500s, it was converted into a large farm house in the early 1600s, then separated into two quaint cottages, and finally the home has been seamlessly and sympathetically combined into a breath taking expansive family dwelling by the current owners, in a way that perfectly preserves its rustic allure while incorporating stylish finishes throughout.

Accommodation

From the moment you approach the property, you are met with a sense of exclusivity and tranquillity. A gated entrance encloses a spacious tarmac driveway, offering ample off-road parking and leading to a handsome brick built porch that sets the tone for the characterful interiors that await within. Once inside, the home opens into a warm and welcoming family lounge, centred around a striking feature fireplace, adorned with original bricks and exposed woodwork, echoing the property's rich past.

At the heart of the home is the stunning open-plan kitchen/breakfast room, designed for both functionality and sociable living. This space flows effortlessly into a dedicated utility room and continues into a beautifully extended living room at the rear. Here, soaring vaulted ceilings and expansive bi-folding doors create a bright, airy atmosphere, drawing in natural light and offering direct access to the garden, perfect for modern family life and entertaining. An inner hallway, accessed from the kitchen, leads to a formal dining room ideal for special occasions, a separate study providing a quiet workspace, and a stylish, contemporary family bathroom.

Upstairs, the home continues to impress with elevated ceiling heights that accentuate the sense of space and showcase the exposed timber framing, an authentic ode to its historic roots. The first floor comprises four generously sized bedrooms, offering flexible accommodation for growing families or guests. The principal suite benefits from a sleek en suite bathroom, while a beautifully appointed four-piece family bathroom serves the remaining bedrooms.





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External

Outside, the landscaped rear garden is a private oasis designed for both relaxation and recreation. A combination of paved patios, covered seating areas, and well tended lawns provide multiple options for enjoying the outdoors, all framed by carefully arranged flowerbeds. The standout feature of the garden is the stylish summerhouse, currently set up as a bar and games room, but equally suitable as a home office or studio.

Completing the property is a purpose-built detached double garage with an electric roller door, offering generous storage space and practicality.

Location

Bakers Croft not only offers a rare opportunity to own a historic home filled with character, but it is also ideally located to benefit from local schools, amenities, and excellent transport links. With the charming town of Market Bosworth just a short drive away, this exceptional property promises both a rich lifestyle and a peaceful village setting.

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.

Tenure

Freehold.

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR, Council Tax Band E.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Money Laundering

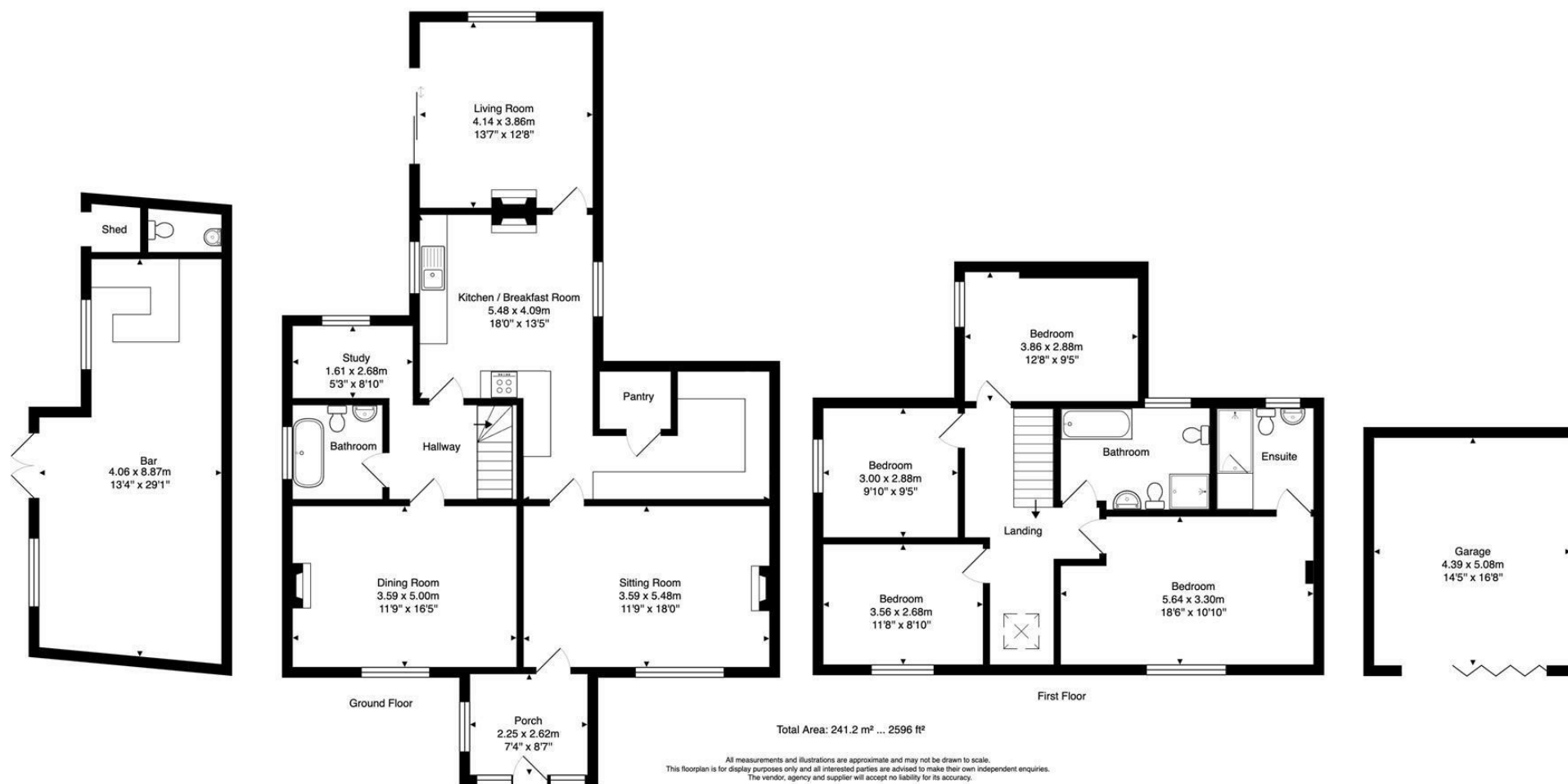
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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

General Note

These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.







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