



Sinclair

Firs Farm, 4 West End, Barton In The Beans, Warwickshire, CV13 0DG

£625,000

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Property at a glance

- Three/Four Bedrooms
- Two Storey Workshop
- No Upward Chain
- Council Tax Band*: E
- Period Property
- Double Garage
- In Need Of Modernising
- Price: £625,000

Overview

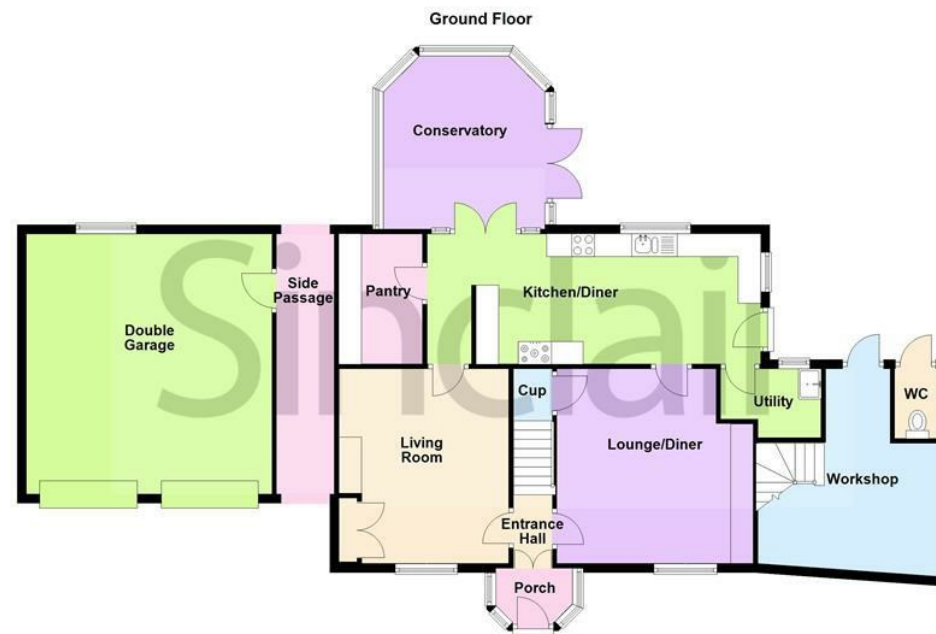
**** OFFERED WITH NO UPWARD CHAIN **** This THREE/FOUR BEDROOM EXTENDED ONE OF A KIND PERIOD PROPERTY comes to the market within the sought after village of Barton In The Beans and benefits from a host of features including a double detached garage, separate two storey workshop and an expansive 22'8" kitchen/diner. Replete with character and potential, early viewings come highly advised in order to appreciate the wealth of accommodation on offer. In need of some modernising this rough gem is abound with potential. The property also enjoys frequent direct trains to London Euston (journey time of 1hr to 1hr 15mins) from Nuneaton, just 22 minutes away EPC RATING E.

Location**

Barton in the Beans is located approximately two miles North of Market Bosworth. It lies in some of West Leicestershire's prettiest countryside with some lovely walks from the village towards Congerstone and Shackerstone. The village has a rich history. In the 18th century, it was an important centre for the Baptist Church and the Minister of Barton was the notable clock maker, Samuel Deacon (1746-1816). Market Bosworth is one of the most well regarded and exclusive towns in West Leicestershire. The town services a wide area and is locally considered to be one of the most desirable locations to live. There is a traditional market every Wednesday as well as a Farmers Market that is held on the fourth Sunday of every month. The town is home to one of the area's leading private schools, The Dixie Grammar, and there is also a High School rated by OFSTED as "outstanding" and Primary School. Market Bosworth is a thriving community and offers a generous range of amenities including a library, churches, independent retailers, a Co-Op and restaurants. Local attractions include the Bosworth Country Park, the Ashby Canal and the



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

GROUND FLOOR

Entrance Porch

Entered through a timber framed front door with inset opaque double glazed panel and having adjacent timber framed double glazed windows to either side and comprising tiled flooring with stairs rising to the first floor.

Living Room

12'3" x 14'0" (3.73m x 4.27m)

Enjoying brick block flooring, exposed timber beams a uPVC double glazed window to front, a cast iron log burner style fireplace (not in use) on a quarry tiled hearth and benefitting from recess/alcove shelving, wall lighting and adjacent cabinet.

Kitchen/Diner

20'8" x 9'5" (6.30m x 2.87m)

Inclusive of a range of wall and base units with complimentary rolled edge worksurfaces a one and a half bowl sink and drainer unit with tiled splashbacks, a four ring electric hob and extractor hood over, having space and plumbing for multiple appliances, a double electric oven/grill and benefitting from tiled flooring, exposed timber beams, a timber framed multi pane door to side and benefitting from uPVC double glazed windows to side and rear.

Pantry

6'0" x 9'5" (1.83m x 2.87m)

Enjoying a rolled edge worksurface beneath which lies space and plumbing for appliances and benefitting from both light and power and timber effect laminate flooring.

Utility

7'3" x 5'0" (2.21m x 1.52m)

Having tiled flooring and inset sink with tiled splashback, light and power and a further uPVC double glazed window to rear.

Lounge/Diner

14'3" x 14'1" (4.34m x 4.29m)

Enjoying quarry tiled flooring, exposed timber beams, access to under stairs storage, uPVC double glazed window to front and a feature inglenook fireplace with timber beam edging, quarry tiled hearth and a fully functional log burner.

Conservatory

11'8" x 12'6" (3.56m x 3.81m)

Having a bungalow style roof and uPVC double glazed construction. The conservatory benefits from tiled flooring and French doors finished in uPVC accessing the private rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing give way to three bedrooms, the study and the family bathroom respectively.

Family Bathroom

9'5" x 9'6" (2.87m x 2.90m)

This four piece suite comprises a low level w.c, panel bath and pedestal wash hand basin, corner shower enclosure with electric shower over, having part tiled walls a glass block window to rear and adjacent uPVC double glazed window to rear and also features an extractor fan.

Bedroom One

12'3" x 14'0" (3.73m x 4.27m)

Enjoying uPVC double glazed window to front, access to over stairs storage, a separate storage cabinet and granting access to the study/bedroom four.

Study/Bedroom Four

8'9" x 9'7" (2.67m x 2.92m)

Enjoying a dual aspect with uPVC double glazed windows to side and rear and having a wall hung cabinet.

Bedroom Two

13'7" (maximum) x 13'9" (4.14m (maximum) x 4.19m)

Having a fitted wardrobe and a uPVC double glazed window to front.

Bedroom Three

13'4" x 9'6" (4.06m x 2.90m)

With uPVC double glazed window to rear.

Workshop

13'1" x 15'0" (approx) (3.99m x 4.57m (approx))

The workshop is spilt into two storeys, the bottom floor comprises light, power, quarry tiled flooring, a Worcester oil fired boiler, uPVC double glazed window to front and stairs rising to the top floor which in turn benefits from a sky light and timber framed single glazed window to front.

Out House

Comprising a low level w.c, tiled floor and a water point.

Private Rear Garden

A paved courtyard sits adjacent to an expansive lawn, complimented by a

greenhouse, a pond, a host of fruit trees, an array of shrubs and surrounded by planted borders.

Front

A gravel driveway via a timber gated entrance sits adjacent to a well maintained lawn, edged with tress and shrubs and in turn grants access to the front door and side access via the garage.

Double Garage

17'8" x 18'9" (5.38m x 5.72m)

Entered via two up and over front doors with further side timber framed door and comprising light, power and timber framed single glazed window to rear.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

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Tenure - We are advised by the vendor(s) that the premises are Freehold

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