

CASTLE ESTATES

1982

A BEAUTIFULLY RENOVATED FOUR BEDROOMED PERIOD FARMHOUSE STANDING IN APPROXIMATELY A THIRD OF AN ACRE PLOT WITH A NEWLY BUILT TWO STOREY OFFICE BUILDING

****VIEWING ESSENTIAL****



WATLING FARM HOUSE WATLING STREET BURBAGE LE10 3AR

Offers Over £1,210,000

- Attractive Lounge
- Spacious Breakfast Kitchen
- Four Good Sized Bedrooms
- Double Garage With First Floor Office
- Wrap Around Gardens With Front & Rear Courtyards
- Good Sized Snug/Billiards Room
- Useful Utility Room, Laundry Room & Separate W.C.
- Two Ensuites & Family Bathroom
- Home Spa With Gym Area, Jacuzzi & Sauna
- NEWLY BUILT OFFICE BLOCK WITH 5 OFFICES, KITCHEN & SHOWER ROOM



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VIEWING

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band G (Freehold)

WATLING FARM HOUSE (PARTICULARS)

DESCRIPTION

Welcome to this stunning property located on Watling Street, Burbage. This detached house boasts ample space with 3 reception rooms, perfect for entertaining guests or simply relaxing with your family. With 4 spacious bedrooms, there is plenty of room for everyone to have their own private sanctuary.

The property features 3 bathrooms, ensuring convenience and comfort for all residents. Imagine never having to wait in line for the shower again! Additionally, the two-storey outer office building is a fantastic bonus, offering five offices, a kitchen, and a shower room. This space is ideal for those who work from home or need a separate area for business activities.

Situated in a prime location, this property provides easy access to local amenities, schools, and transport links. The vibrant community of Hinckley is sure to make you feel right at home.

Don't miss out on the opportunity to own this remarkable property with endless possibilities. Book a viewing today and envision the life you could create in this beautiful home.

ENTRANCE HALL

having door to front, alarm control panel, porcelain tiled flooring, two central heating radiators and thermostat, LED inset lighting and window to side elevation. Feature wrought iron balustraded staircase leading to First Floor Landing.



LOUNGE

26'11" x 22'3" (8.21m x 6.79m)

having feature fireplace with wooden beam over and log burner stove, media wall with built in storage and shelving, wall mounted tv aerial point, LED inset lighting, solid wood flooring, central heating radiator, bay window to side and French doors opening onto rear courtyard.



BREAKFAST KITCHEN

36'5" max x 12'0" max (11.10m max x 3.66m max)

BREAKFAST AREA having an attractive range of shaker style units including base units, drawers and wall cupboards, contrasting work surfaces and upstands, inset Belfast sink with chrome mixer tap, built in rangemaster style cooker with oven and electric hob with extractor hood over, integrated microwave, built in dishwasher, LED inset lighting, feature island unit with marble top, further sink unit and instant hot tap, built in wine cooler, ceramic tiled flooring and window to rear overlooking courtyard. DINING AREA having space for up to ten seater table and chairs, window to side elevation and door to front courtyard. Glass double doors opening onto Snug/Billiards Room.



BREAKFAST KITCHEN



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SNUG/BILLIARDS ROOM

14'0" x 13'8" (4.28m x 4.18)

having wood flooring, two central heating radiators, built in log burner, inset LED lighting and bay window to side.



REAR HALL

having door to front courtyard.

GUEST CLOAKROOM

5'1" x 4'7" (1.55m x 1.40m)

having low level w.c., wash hand basin with chrome mixer tap, grey designer tall standing central heating radiator, contemporary tiled splashbacks and sash style window to side.



UTILITY ROOM

6'5" x 5'7" (1.97m x 1.72m)

having further range of base units and work surfaces with space and plumbing beneath for washing machine, central heating radiator, inset stainless steel sink with chrome mixer tap and rinsing bowl.

LAUNDRY ROOM

10'9" x 7'2" (3.28m x 2.20m)

having central heating radiator, LED inset lighting and window to rear.

FIRST FLOOR LANDING

having feature wrought iron balustrading, feature wooden beamed trusses, central heating radiator, LED inset lighting, three windows to side, front and rear.



MASTER BEDROOM

13'10" x 13'4" (4.22m x 4.07m)

having wall mounted tv aerial point, LED inset lighting, central heating radiator and sash style window to front.



ENSUITE SHOWER ROOM

10'5" x 6'2" (3.20m x 1.88m)

having modern white suite including double walk in shower cubicle with rain shower over, low level w.c., wash hand basin with chrome mixer tap, chrome heated towel rail, ceramic tiled splashbacks and two velux roof lights.



BEDROOM TWO

11'4" x 10'9" (3.47m x 3.28m)

having built in wardrobes, central heating radiator, feature wooden beam, LED inset lighting, wall mounted tv aerial point and sash style window to rear.



ENSUITE BATHROOM

9'10" x 5'9" (3.02m x 1.76m)

having modern white suite including panelled bath with mixer tap and rinser shower over, low level w.c., wash hand basin with chrome mixer tap, chrome heated towel rail, ceramic tiled splashbacks, LED inset lighting and sash style window to rear.



BEDROOM THREE

15'1" x 13'3" (4.60m x 4.06m)

having built in wardrobes, dressing table with feature lighting, two central heating radiators, wall mounted tv aerial point, LED inset lighting and two dual aspect sash style windows.



BEDROOM FOUR

9'0" x 8'2" (2.75m x 2.50m)

having built in mirror fronted wardrobes, central heating radiator and sash style window to rear.



FAMILY BATHROOM

OUTSIDE

There access via electric double gates to front leading to a shared driveway for the property and offices with ample off road parking. Gated access to front courtyard area leading to kitchen and rear utility area. Block paved rear courtyard with log store. An enclosed rear garden with lawn, mature borders and fenced boundaries with timber shed. Further gated access to a lawned side garden with mature borders, trees and walled boundaries with large storage shed.



DOUBLE GARAGE - GROUND FLOOR

having electric roller door and LED inset lighting. Hall area with staircase to First Floor Office.



DOUBLE GARAGE - FIRST FLOOR OFFICE

having LED inset lighting, three velux windows and window to front.



HOME SPA

having upvc double glazed bi-fold doors and side access.

HOME SPA - MASSAGE ROOM

13'5" x 7'4" (4.10m x 2.26m)

HOME SPA - GYM/JACUZZI ROOM

20'1" x 16'11" (6.13m x 5.17m)

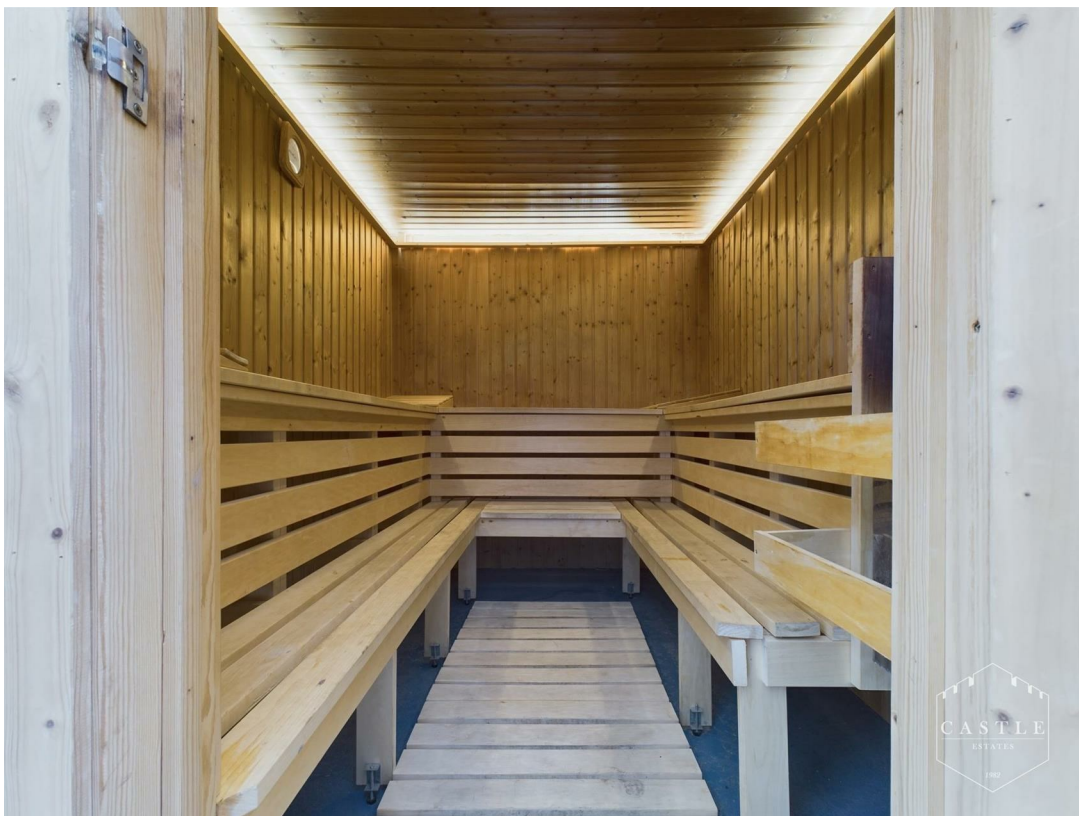
having built in hot tub/jacuzzi and sauna, shower and tv aerial point.



HOME SPA - GYM/JACUZZI ROOM



HOME SPA - GYM/JACUZZI ROOM



HOME SPA - W.C.
7'4" x 3'0" (2.25m x 0.92m)
having low level w.c..

OUTSIDE - FRONT COURTYARD



OUTSIDE - REAR COURTYARD AREA



OUTSIDE - REAR GARDEN



OUTSIDE - SIDE GARDEN



TWO STOREY COMMERCIAL OFFICE (PARTICULARS)

The subject property is set in the grounds of Watling Farm House, a mixed commercial and residential development on the A5 Watling Street. The new build two storey office building benefits from secure access and comprises a variety of open plan office suites with ancillary kitchen and w.c./shower facilities to the ground floor and a further w.c. to the first floor. The property is finished to a high specification to include air conditioning, triple glazing, electric panel heaters and LED Lighting. Outside there is car parking to the front.

We understand mains electricity, water and drainage are connected to the property. In more detail the accommodation (approx. 1900 sq.ft.) comprises -



TWO STOREY COMMERCIAL OFFICE



GROUND FLOOR - OFFICE

SIZE - 302 SQ.FT. / 28.06 SQ M.



GROUND FLOOR - OFFICE

SIZE - 282 SQ FT. / 26. 2 SQ.M.



GROUND FLOOR - KITCHEN

SIZE - 26 SQ.FT. / 2.42 SQ M



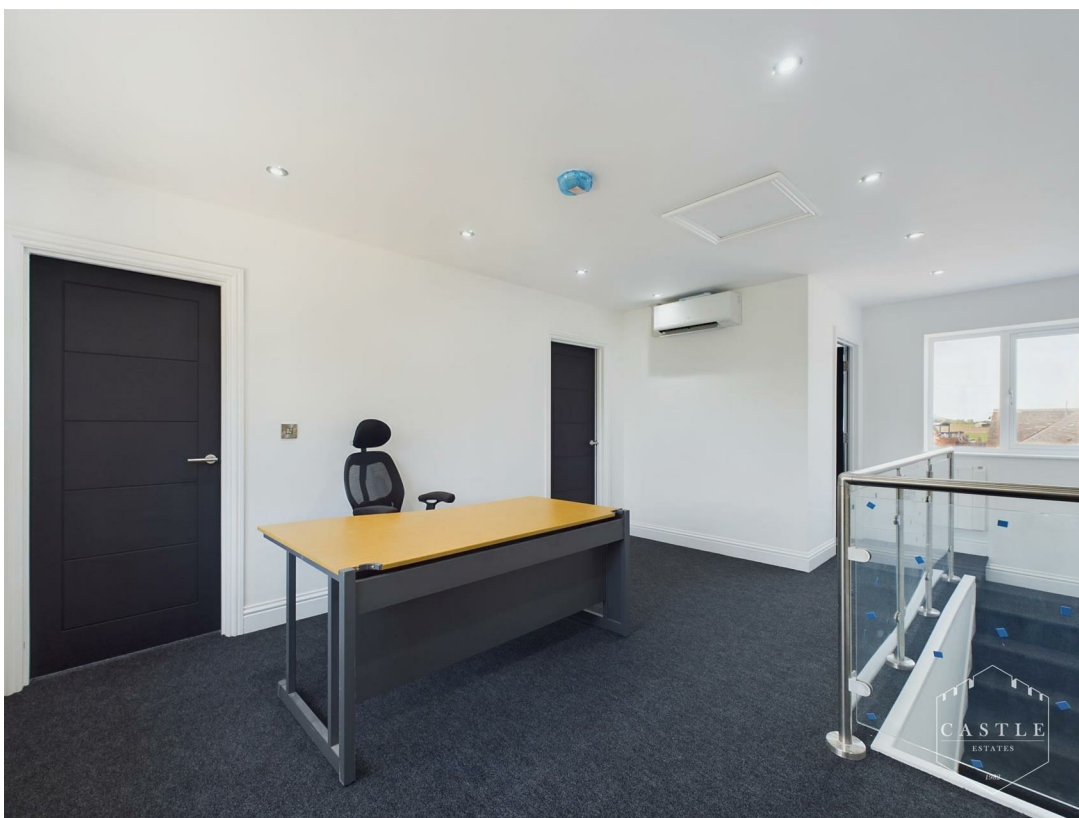
SHOWER ROOM

having double shower cubicle with rain shower over, low level w.c., wash hand basin, ceramic tiled splashbacks and inset ceiling lighting.



FIRST FLOOR - LANDING

SIZE - 157 SQ.FT. / 14.59 SQ.M.



FIRST FLOOR - OFFICE

SIZE - 272 SQ.FT. / 25.27 SQ. M.



FIRST FLOOR - OFFICE

SIZE - 150 SQ.FT. / 13.93M SQ.M.



FIRST FLOOR - OFFICE

SIZE - 150 SQ.FT. / 13.93M SQ.M.




OFFICE - OUTSIDE AREA


OFFICE - OUTSIDE AREA



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
