



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Old Barn, St Botolphs Road, Barton Seagrave NN15

"Urban Seclusion"

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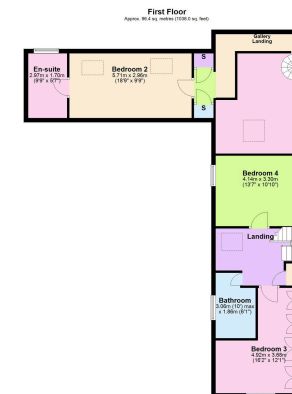
## "Urban Seclusion"

Occupying a significant plot with manicured gardens and field views, this sensational barn conversion combines privacy and seclusion with convenience, the village green and post office are moment away, Barton Hall, Wicksteed Park, the mainline railway and town centre are all within easy reach. The interior has a fusion of character features and innovative, high specification design which combine to create versatile accommodation. The entrance hall has an exposed stone elevation with ledge and brace interior doors leading to the guest cloakroom, the palatial living room has a limestone style fireplace enjoying the warmth of wood burner, the garden room has vaulted ceilings with exposed timbers, the perfect vantage point from which to admire the garden. The kitchen/dining/family room has designer units, Granite worksurfaces and Esse Range cooker, the dining/family room is complimented by the warmth of a wood burner, vaulted ceilings amplify the scale of the room all of which can be admired from the Oak and glass mezzanine. Versatility comes in the guise of four bedrooms, one on the ground floor with ensuite, another from the mezzanine with ensuite and two further double bedrooms upstairs with stunning principal bathroom. Gas central heating with period themed radiators, security alarm system and sealed unit double glazing conclude the inside. A private driveway offers parking to for two/three cars leading to a tandem length garage, there is a utility laundry room, the courtyard is a wonderful outdoor space with patio, central circular feature, and beautifully kept plantings. Well kept lawns are flanked by attractive planted borders, with mature trees providing shade an privacy, a garden pod is ideal for home working or as a gym, a substantial lawned area is perfect for family play or just admiring from the fabulous patio perfect for lazy summer days. Quiet yet convenient - a home that has it all.





- Barn Conversion
- Character Features
- Wonderful Established Gardens
- Four Bedrooms
- COUNCIL TAX: F
- High Specification
- Garden Pod
- Parking and Tandem Length Garage
- EPC RATING: PENDING



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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