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# Pipe Lane
# Orton-On-The-Hill

- Stunning two-bedroom barn conversion
- Exclusive rural development
- Open-plan living space with bi-fold doors
- Bespoke kitchen with granite worktops
- Vaulted ceilings throughout
- Two bedrooms and two luxury shower rooms
- Heated insulated garden outbulding
- South-facing landscaped gardens
- EPC Rating C / Council Tax Band C / Freehold

Alexanders are delighted to introduce to the market this beautifully appointed barn conversion, forming part of an exclusive development in an idyllic rural setting on the edge of open countryside. Enjoying a peaceful position with picturesque views across neighbouring fields, the property successfully combines the charm and character of a traditional barn with the comforts expected of modern living.

Finished to an exceptional standard throughout, the accommodation is centred around a stunning bespoke kitchen featuring premium integrated appliances, striking Zimbabwe Black granite work surfaces, a Franke boiling water tap and bespoke cabinetry. Bi-fold doors open directly onto the entertaining patio, creating a seamless connection between the indoor and outdoor spaces.

The accommodation is beautifully presented throughout, with vaulted ceilings, high-quality fixtures and fittings, and an abundance of natural light enhancing the sense of space. Every room has been carefully finished to create a practical and well-considered home.

Externally, the property forms part of a small collection of converted barns in a peaceful rural setting, whilst remaining well placed for nearby villages, market towns and excellent transport connections. Offering attractive countryside views and a high standard of finish throughout, this is a rare opportunity to acquire an exceptional barn conversion in a sought-after location.

## Accommodation:
In brief, the accommodation comprises an entrance hall, an excellent open-plan living and dining kitchen, a double bedroom benefitting from a stylish en suite shower room, a further double bedroom with an automated Velux window and easily accessible loft storage, together with a second luxurious shower room.

## Gardens and land:
The property is tucked away within a small exclusive development and is approached via a shared gravel driveway. A block-paved area provides private parking for two vehicles and continues to the side of the property, where there is a useful bike store, two sheds and additional bin storage. A fully powered and heated garden office cabin provides an ideal year-round workspace, studio or gym. The south-facing, low-maintenance landscaped gardens enjoy a high degree of privacy, whilst the heated patio with a Luxaflex awning provides an excellent space for outdoor dining and entertaining.

## Location:
Occupying an enviable position within a small exclusive development in the picturesque village of Orton on the Hill, this delightful home enjoys the best of rural village life whilst remaining exceptionally well connected. Surrounded by beautiful Leicestershire countryside, the village is renowned for its charming character, historic architecture and strong sense of community, centred around the village church and scenic country walks.

Despite its peaceful setting, the property is conveniently located for everyday amenities, with the nearby market towns of Market Bosworth, Atherstone and Ashby-de-la-Zouch offering an excellent range of independent shops, cafés, restaurants, supermarkets and leisure facilities. Excellent road links include the A5, M42 and M69, whilst rail services from Atherstone and Tamworth provide direct connections to Birmingham, London and beyond.

The area is also well regarded for its schooling, with access to a number of highly regarded primary, secondary and independent schools in the surrounding villages and towns, further enhancing the appeal of this desirable village location.

## Method of Sale:
The property is offered for sale by Private Treaty.

## 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:
The property is being sold freehold with vacant possession upon completion.

## Local Authority:
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band C.

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

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## Services:
The property is connected to mains electricity, water, and drainage.

Heating is provided by an electric heating system.

Drainage is via a private system.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Prospective purchasers should be aware that if the private drainage system requires upgrading or replacement, it is assumed that all associated costs have been factored into any offer made. These costs will remain the responsibility of the purchaser. Interested parties are advised to carry out their own investigations, as no further information will be provided by the selling agents.

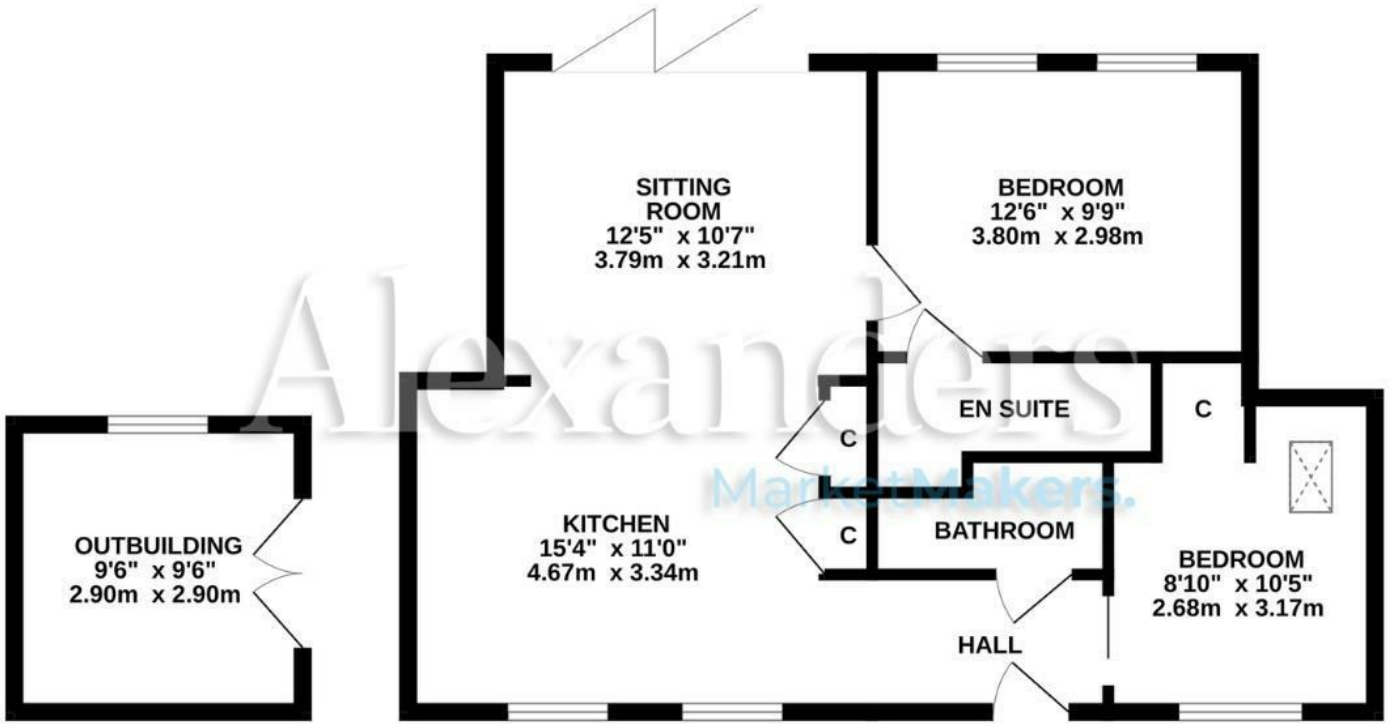
## Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

## Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

## Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

## 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.




TOTAL FLOOR AREA : 701 sq.ft. (65.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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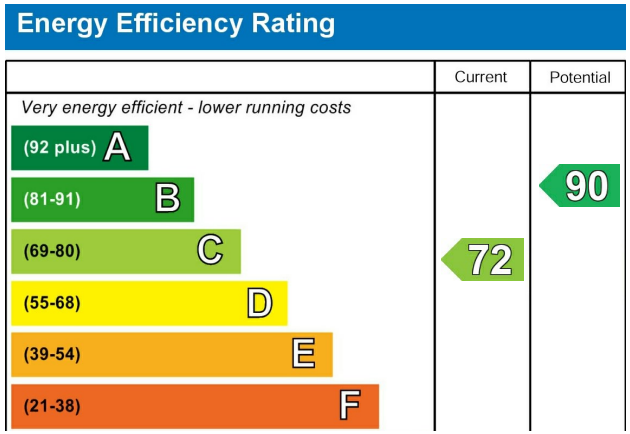

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