

Sinclair



Firs Farm, 4 West End, Barton In The Beans

£625,000

Firs Farm, 4 West End

Barton In The Beans

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.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: D

- Period Property
- Double Garage
- Two Storey Workshop
- Three/Four Bedrooms
- In Need Of Modernising
- No Upward Chain



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

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

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

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

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

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

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



Lounge/Diner

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

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

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

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

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

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

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

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

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



Bedroom Two

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

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

Bedroom Three

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

With uPVC double glazed window to rear.

Workshop

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

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.

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 Garden

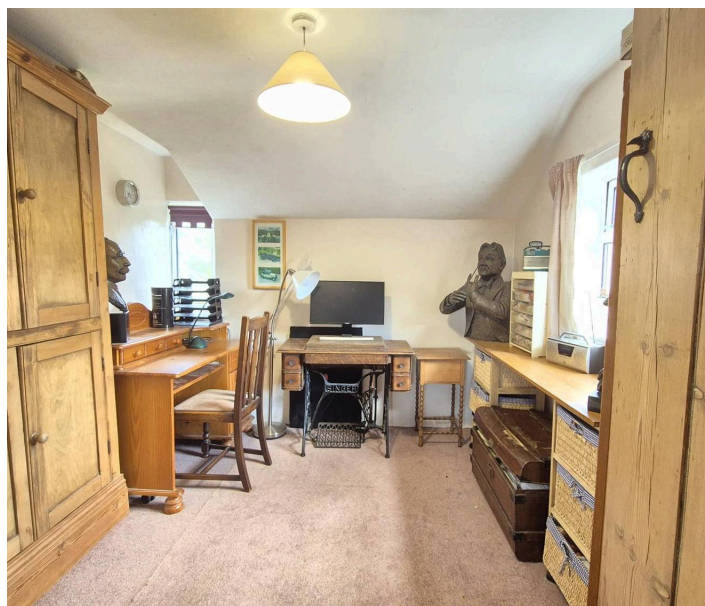
A gravel driveway via a timber gated entrance sits adjacent to a well maintained lawn, edged with tress and shrubs and in turn grants access to the front door and side access via the garage.

Driveway

A gravel driveway via a timber gated entrance providing ample off road parking for multiple vehicles.

Double garage

Measuring 17'8" x 18'9". 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.





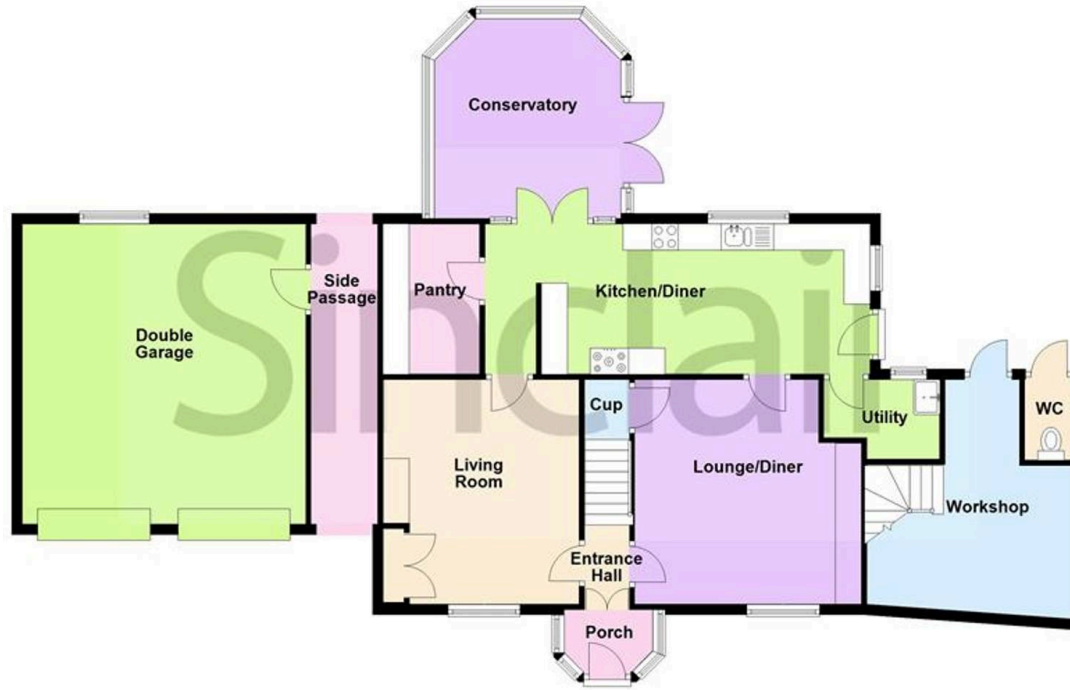






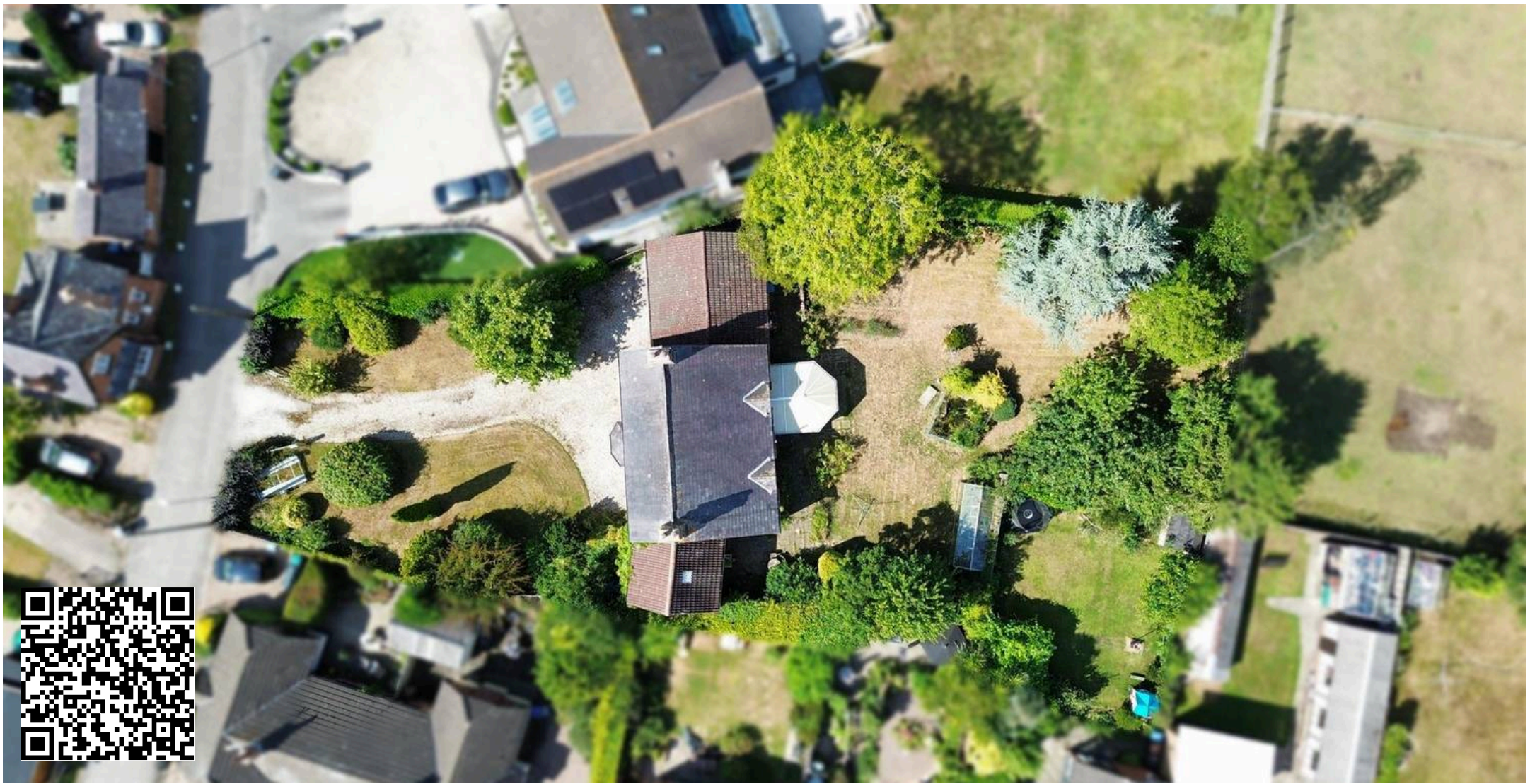


Ground Floor



First Floor





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