

Ironstone Barn (Plot 3), Crossroads Farm Scalford Road, Eastwell, Leicestershire, LE14 4EF

£950,000

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Period Barn Conversion
- In Total Lies In The Region Of 2,970 Sq.Ft.
- Forming One Of 4 Bespoke Dwellings
- Semi Rural Location
- Grade II Listed
- High Specification Finish
- Potential Annexe Facilities
- Completion Expected Autumn 2025
- 5 Double Bedrooms, 5 Ensuite
- Considerable Parking & Three Bay Garaging

A superb conversion of a period Grade II ironstone barn which is nearing completion and will be available in late summer/autumn of 2025. This is a truly individual home, packed full of character and features , thoughtfully designed, complementing the three other individual properties completed by a well regarded local developer known for high quality homes.

The barn will offer versatile living over two floors, providing an extensive level of floor area extending to approximately 2,970 sq.ft. (including its garaging) with an attached single storey element which could provide annexe style facilities, potentially making it ideal for those with extended families or dependent relatives. The property will offer 5 double bedrooms, each with ensuites. Four of these will be on the ground floor while the fifth will be situated on the first floor off the galleried lounge area. The property will benefit from underfloor heating to both floors with a cosy, first floor galleried lounge area and a spacious living dining kitchen with vaulted double height ceiling and original queen post trusses. To the exterior the property will have a particularly generous level of off road parking, as well garaging for three vehicles. With enclosed, walled frontage and a further substantial gated parking area at the rear, perfect for those who have considerable selection of cars or motorhome / caravans.

The property will be finished to a high specification and offer a great deal of character as well as pleasant landscaped gardens and attached garaging, providing three bays. Early inquiries are welcomed and further details are available on request.

EASTWELL

Eastwell lies in the Vale of Belvoir and amenities can be found in the adjacent village of Stathern including primary school and village shop. Further facilities can be found in the nearby market towns of Bingham, Grantham and Melton Mowbray and from Grantham there is a high speed train to King's Cross in just over an hour. The village is also convenient for the A52, A46 and A1.

A COTTAGE STYLE ENTRANCE WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

21'9" max x 11'4" max (6.63m max x 3.45m max)
A well proportioned L shaped entrance hall having attractive plan effect tiled floor, deep skirtings, inset downlighters to the ceiling and a large open doorway leading through into:

OPEN PLAN LIVING/DINING KITCHEN

40' x 18' (12.19m x 5.49m)
An impressive open plan, light and airy space of generous proportions having the wonderful feature of a full height cathedral ceiling with exposed queen post and trusses, having high level windows, attractive original openings with exposed stone sills and surround and beautiful green oak open tread staircase rising to an impressive galleried landing above. The room benefits from windows to three elevations including oak casement doors to the front and rear. This room provides a particularly spacious area large enough to accommodate both living and dining an leading through into the kitchen which is tastefully appointed with a generous range of units finished in heritage style colours with quartz preparation surfaces, including a central island unit, providing a fantastic working area and a great level of storage. In addition integrated appliances include twin ovens, dishwasher, induction hob with concealed Neff hood over, undermounted sink and full height fridge and freezer. Please note some of the images are CGI.

From the living area of the kitchen an open doorway leads through into:

INNER HALLWAY

25'2" x 3'9" (7.67m x 1.14m)
Having windows overlooking the garden, an attractive tiled floor and further doors to:

BEDROOM 3

8'10" min x 10'11" (2.69m min x 3.33m)
Having an initial walk through corridor area leading into the main double bedroom, having oak casement window with stone surround to the front and a further door leading through into:

ENSUITE SHOWER ROOM

6'11" x 4'5" (2.11m x 1.35m)
Having a contemporary suite comprising quadrant shower enclosure with curved sliding double doors and wall mounted shower mixer with both independent handset and rainwater rose over, vanity unit with RNK ceramics WC with concealed cistern and moulded vanity surface with basin over with chrome mixer tap and tiled splash backs, contemporary towel radiator and high level light through to the inner hallway.

BEDROOM 2

12'6" x 10'6" (3.81m x 3.20m)
Again having an initial walk through corridor area leading into a double bedroom, continuation of the tiled floor, double glazed window to the front and a pocket door into:

ENSUITE SHOWER ROOM

8' x 3'3" (2.44m x 0.99m)
Having a contemporary suite comprising large shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, WC by RNK Ceramics with concealed cistern and separate vanity unit with inset washbasin with chrome mixer tap and tiled splash back and high level light through to the inner hallway.

BEDROOM 1
13'11" x 12'11" (4.24m x 3.94m)
An impressive room designed as a potential ground floor master suite comprising double bedroom, walk through dressing area and ensuite facilities, having a wealth of features with attractive, high, vaulted ceiling with exposed king post, truss and purlins, beautiful internal exposed brick and stone elevations, continuation of the tiled floor, double glazed window to the front, high level skylight and access to a storage area.

A further door leads through into:

WALK THROUGH WARDROBE
5'11" x 5' (1.80m x 1.52m)
Having continuation of the tiled floor, high ceiling and further door leading through into:

ENSUITE SHOWER ROOM
6'9" x 5'10" (2.06m x 1.78m)
Tastefully appointed with a contemporary suite comprising large double length shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, RNK Ceramics WC with concealed cistern set within a contemporary vanity unit with moulded washbasin and vanity surround with tiled splash backs, contemporary towel radiator and double glazed window.

RETURNING TO THE INITIAL ENTRANCE HALL FURTHER OAK DOORS LEAD IN TURN TO:

CLOAK ROOM
6'9" x 5'6" (2.06m x 1.68m)
Tastefully appointed with a modern but traditional suite with heritage colours comprising WC with concealed cistern and vanity surround with moulded washbasin with chrome mixer tap, continuation of the tiled floor and double glazed window.

HOME OFFICE
14'2" x 6'6" (4.32m x 1.98m)
A versatile reception which would be ideal as a study, having a dual aspect with double glazed windows to the front and side.

BEDROOM 5
16'10 x 14'7" (5.13m x 4.45m)
An impressive and versatile room of generous proportions comprising a large double bedroom with ensuite facilities, having continuation of the tiled floor, deep skirtings, double glazed window to the front, inset skylights to the ceiling and a further door leading through into:

ENSUITE BATH/SHOWER ROOM
9' x 9' max (2.74m x 2.74m max)
Having a three piece suite comprising double width shower enclosure with glass screen and wall mounted shower mixer with rainwater rose over, panelled bath with chrome mixer tap and integral shower handset, vanity unit fitted in attractive heritage colours with WC with concealed cistern, vanity surface over with moulded washbasin and chrome mixer tap, tiled splash backs, continuation of the tiled floor and skylight to the ceiling.

UTILITY ROOM
10'9" x 7'2" min (3.28m x 2.18m min)
Please note image in brochure is CGI) A well proportioned space having fitted base unit finished in heritage colours, marble work surface over, undermounted sink and matt black swan neck mixer tap, plumbing for washing machine, space for tumble dryer, near full height larder unit, tiled floor, skylight to the ceiling and door leading through into:

PLANT ROOM
8'11" x 2'6" (2.72m x 0.76m)
Housing pressurised hot water cylinder and underfloor heating manifolds and providing some storage.

RETURNING TO THE LIVING AREA OF THE KITCHEN A BEAUTIFUL GREEN OAK OPEN TREAD STAIRCASE WITH OAK AND GLASS BALUSTRADE RISES TO:

INITIAL FIRST FLOOR RECEPTION AREA
18'6" x 11' (5.64m x 3.35m)
A really versatile, well proportioned space which affords a fantastic aspect the full height vault forming a significant feature of the exposed timbers and creating a really unique feature. This space would made a superb first floor reception utilised either as an additional sitting room, a potential gym area or study space, the room having an attractive high vaulted ceiling with exposed oak purlins, the further feature of exposed internal ironstone, deep skirtings and windows to two elevations.

A further oak door leads through into:

BEDROOM 4
18'4" x 12'4" (5.59m x 3.76m)
A well proportioned double bedroom benefitting from ensuite facilities, having an attractive vaulted ceiling with exposed timber purlins, deep skirtings, double glazed windows overlooking the garden and a further door leading through into:

ENSUITE SHOWER ROOM
7' x 4' (2.13m x 1.22m)
Having a suite comprising double width shower enclosure with glass screen and wall mounted shower mixer with independent handset and rainwater rose over, mid flush WC and vanity unity with inset washbasin and part pitched ceiling with exposed timber purlin.

EXTERIOR
The property occupies a deceptive plot offering a southerly aspect on the main garden, having a substantial stone chipping driveway providing a considerable level of off road parking which in turn leads to an open double width garage and a further additional,

enclosed, garage. The remainder of the garden is laid to lawn with block set edging and having a large paved terrace which links back into the living area of the kitchen. To the rear of the property is a further substantial, enclosed, area which has been landscaped for low maintenance living, having double gates returning onto the road which, in turn, provides a fantastic secure parking area for a substantial number of vehicles or, alternatively, could be landscaped to provide additional garden space.

OPEN GARAGE
20'11" wide x 15'3" deep (6.38m wide x 4.65m deep)
Having power and light.

ENCLOSED GARAGE
15' x 10' (4.57m x 3.05m)
Again having power and light as well as electric roller shutter door and access to eave space above.

COUNCIL TAX BAND
Melton Borough Council - Band TBC

TENURE
Freehold

ADDITIONAL NOTE
We understand the property is on mains electricity and water with central heating provided by electric air source heat pump and the properties having private drainage systems and fibre broadband.
The properties are accessed of an initial shared driveway with a shared responsibility.
Note the property is Grade II listed
Please note, some of the images in the brochure are computer generated and therefore may differ from the final finish but are a good representation.
(information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions























































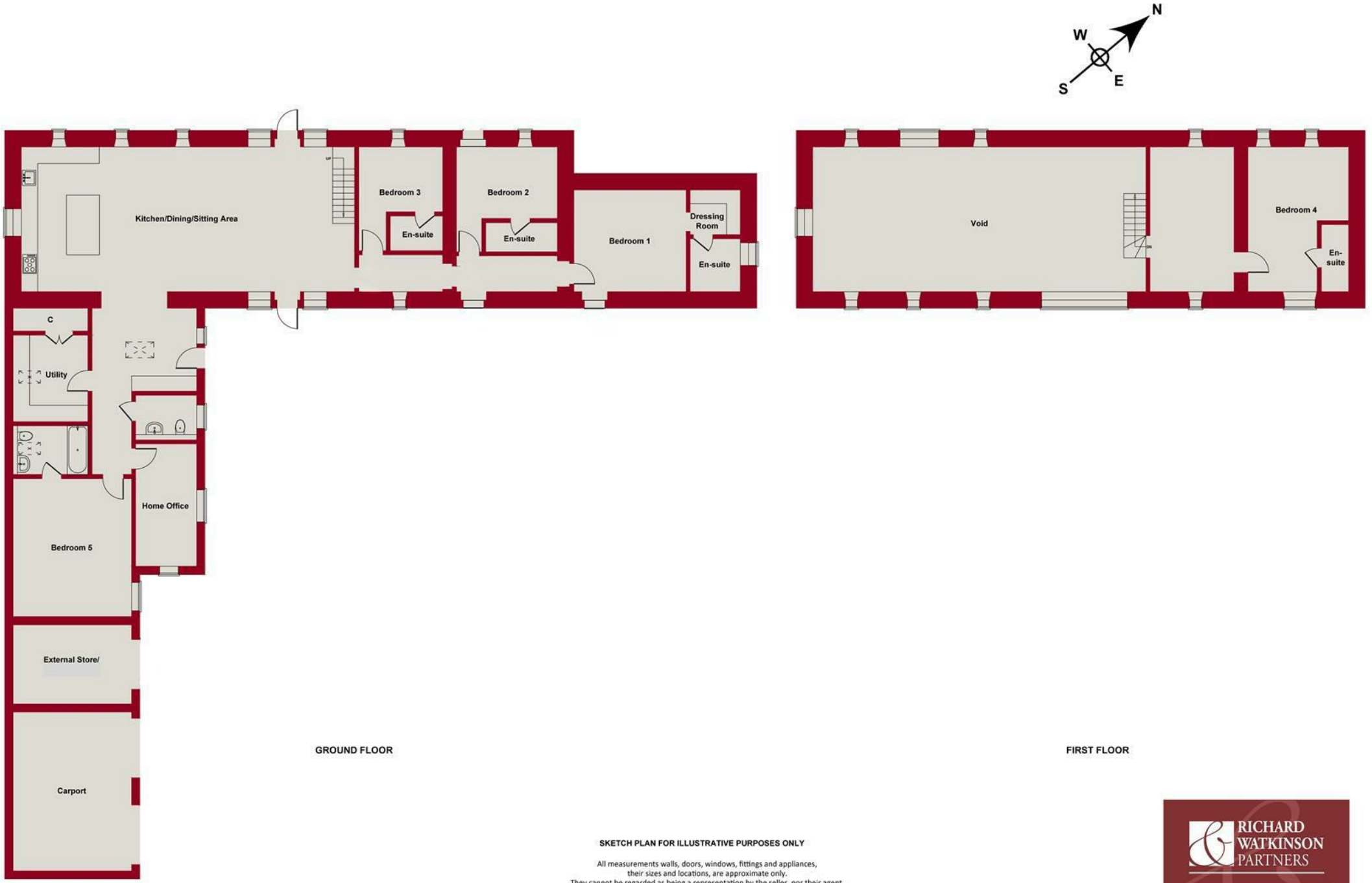












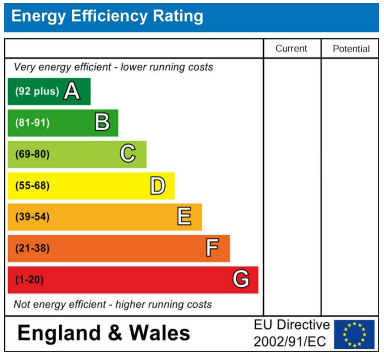
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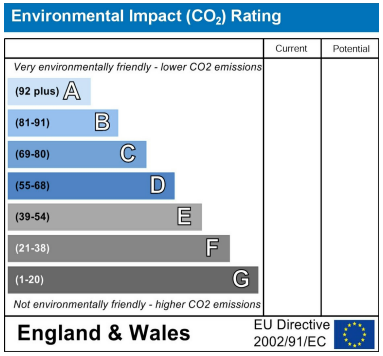
All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

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RICHARD & WATKINSON PARTNERS









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RICS

The Property Ombudsman

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