



2A Manor Farm Barn Church Lane,  
Osgathorpe,  
Leics, LE12 9SY





£775,000

#### GENERAL

A charming barn conversion full of character in an idyllic location with beautifully styled interior. Manor Farm Barn is located in the centre of Osgathorpe opposite St Mary's Church. The barn has been cleverly converted and is an interesting building with lovely mellow stone walls to the principal barn. There are original slit windows on the first floor and the entrance hall is flooded with light through the original Cart entrance, which is now fully glazed. On the ground floor there is a cosy sitting room with oak floor and fireplace, a garden room overlooking a walled courtyard garden and a living kitchen. There are five double bedrooms spread between the ground and first floors with four en-suites. It should be noted that one of the ground floor bedrooms has been converted into a hair salon by the present owners, who have a consent for that use.



## LOCATION

Manor Farm Barn is located in the highly regarded village of Osgathorpe. There is a village pub and lots of walks in the area. Osgathorpe is close to East Midlands airport and is well located for access to the M42 and M1 providing swift access to many east and west conurbations. Train services from Loughborough and amenities at Coalville.

## THE BARN

The accommodation is arranged as follows. Glazed front door opening into reception hall.

## RECEPTION HALL

18'6" max x 12'8" max

A magnificent introduction to the barn. The reception hall rises through the full height of the barn and is flooded with light through the windows of the original cart entrance. There is an oak staircase rising to the first floor, panelling to one wall, tiled flooring and door to cloakroom.

The reception hall in the original design was designated as a formal dining area.

## CLOAKROOM

With low flush lavatory, wash hand basin.

## SITTING ROOM

16' x 15'10"

A lovely cosy room. There is a fireplace which houses a gas fired wood burner style stove, oak boarded floor and central heating radiator. Double doors lead to the reception hall and a folding door opens into the garden room.

## GARDEN ROOM

12' x 11'2"

A wonderful oak framed room with a full height ceiling, and French doors opening into the garden. Central heating radiator

## LIVING KITCHEN

19'1" x 16'1"

The kitchen is very much the heart of the barn. Some of the brickwork has been exposed in the dining area which has made a lovely feature. The kitchen area is fitted with a generous range of base and wall cabinets with Farrow and Ball off white painted

fronts, polished granite work surfaces and upstands. The kitchen is completed with a central island and plate racking. There is an integrated "Siemens" dishwasher and space for a Range style cooker and an island unit with wine racking. Door to a passageway which leads to the bedrooms 3, 4 and 5.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

## GALLERIED LANDING

Opening off the galleried landing are the two principal bedrooms.

## MASTER BEDROOM

20' x 14'1"

A really impressive master bedroom with fitted wardrobes running along one wall. There is a vaulted ceiling, roof light and slit windows with timbers over. Central heating radiator.

## EN-SUITE

13' x 8'

A luxurious en-suite/wet room. There is a large shower area with rainfall and hand held shower attachments, a floating wash hand basin and free standing bath tub, low flush lavatory and traditional heated towel rail.

## BEDROOM TWO

15'10" max x 15'7" max

A delightful room with vaulted ceiling and fitted wardrobe.

## EN-SUITE

Suite comprising a corner shower enclosure with rainfall and hand held shower attachments, wash hand basin set in vanity unit, low flush lavatory and traditional towel rail.

## BEDROOM THREE

12' x 9'

A double bedroom with central heating radiator.

## EN-SUITE

Double shower enclosure, wash hand basin, low flush lavatory and heated towel rail.

## BEDROOM FOUR

12'3" x 9'

A pretty double bedroom overlooking the garden with door to Jack and Jill en-suite.

## JACK AND JILL EN-SUITE

Corner shower enclosure, wash hand basin, low flush lavatory.

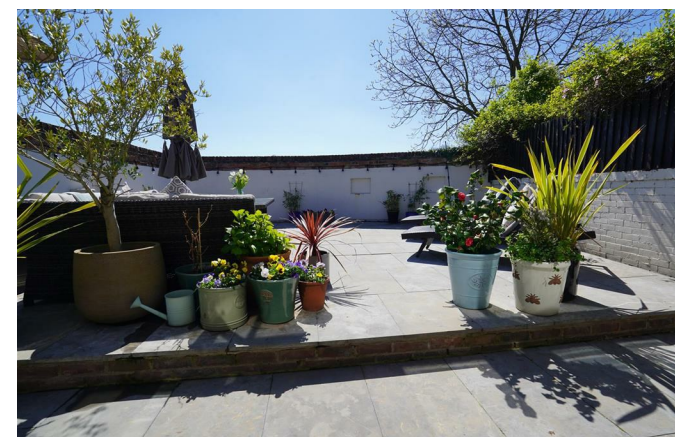
## BEDROOM FIVE

15' avg x 10'2"

This bedroom is used by the current owner as a hair salon (for which it has planning consent) and has potential for any number of uses, subject to the usual consents. Back door to garden. Central heating radiator.

## OUTSIDE

A drive, over which the neighbouring property also has a right of way, leads to the double Oak carport.



### THE GARDENS

There is a pretty lawned garden to the front of the barn with flower and herbaceous borders. The garden is very private as there is a mature hedge running along the boundary.

There is an enclosed South facing courtyard that is accessed from the garden room.

### COUNCIL TAX

NW Leicestershire Council Tax Band G.







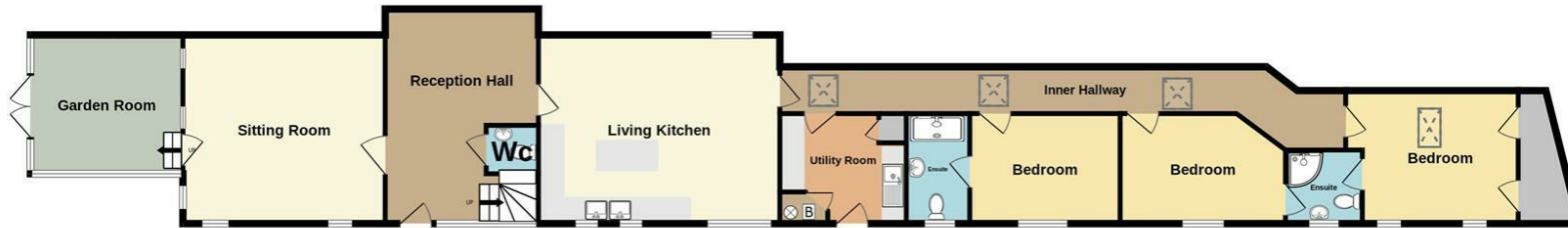




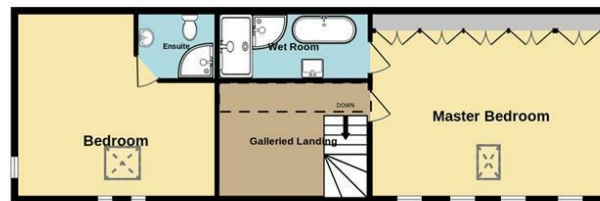




Ground Floor



1st Floor



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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	48
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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