

2 Earl Howe Court Main Street,  
Nailstone,  
Nuneaton, CV13 0QD







### GENERAL

An exciting collection of barn style properties in an exceptional country setting. Arden Homes have created a superb and imaginative exclusive development of luxurious homes on the edge of Nailstone. Each property has its own unique character and incorporates the latest technologies including air source heat pumps and underfloor heating to the ground floors. The properties are on exceptional plots with generous gardens and incredible views. Plot Two has a wonderful zoned living kitchen with bi fold doors opening onto the terrace, together with a sitting room and home office. On the first floor there is a large galleried landing, a master bedroom with dressing room and en-suite, a guest bedroom with en suite, two further double bedrooms and a luxurious bathroom. Outside, there is a good sized garden and driveway for two vehicles and single car garage.



## LOCATION

Nailstone is a highly regarded West Leicestershire village where amenities include a primary school rated as "Good" in its last Ofsted inspection. The nearby town of Market Bosworth has some fine restaurants, public houses and shops and the town is also home to the famous Dixie Grammar School. There is fast access to the motorway network via the M1, M42, M69 and the M6. East Midlands and Birmingham Airports are both within easy reach.

## THE BARN

Front door opening into reception hall.

## RECEPTION HALL

A magnificent introduction to the barn. There is a tiled finish to floor, understairs storage cupboard and stairs with cast iron spindles rising to the first floor.

## CLOAKROOM

Low flush lavatory. Wash hand basin.

## SITTING ROOM

13'10" x 11'4"

A stylish room with bi fold doors opening onto the garden terrace.

## HOME OFFICE

8'4" x 7'5"

A lovely light room with full height window.

## LIVING KITCHEN

25'8" max x 14'4" max

A sensational open plan living space zoned for cooking, dining and sitting. The kitchen area is fitted with a traditional range of base and wall units with polished quartz work surfaces and an island unit. The integrated appliances include a "Neff" induction hob, "Neff" double oven and "Neff" dishwasher. There is also an integrated fridge freezer and Belfast sink. In the sitting area, there is a media wall with television point and contemporary electric fire.

## UTILITY ROOM

7'8" x 5'10"

The developer has matched the high quality units as those in the kitchen with quartz work surfaces. There is a porcelain sink and integrated washer/dryer. Doors to the parking area and PLANT ROOM.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

## GALLERIED LANDING

Opening off the galleried landing are the bedrooms and family bathroom.

## MASTER BEDROOM

14'7" x 14'

Views over the garden and countryside. Central heating radiator.

## EN-SUITE

A luxurious en-suite with double sized shower enclosure with rainfall and hand held shower attachments, wash hand basin set in vanity unit, low flush lavatory.

## BEDROOM TWO

14'10" max x 10'5"

A guest bedroom suite with central heating radiator.

## EN-SUITE

Shower enclosure with rainfall and hand held shower attachments, low flush lavatory and wash hand basin.

## BEDROOM THREE

12'3" x 9'4"

A double bedroom with central heating radiator.

## BEDROOM FOUR

12'7" x 9'3"

A double bedroom with central heating radiator.

## BATHROOM

A luxurious bathroom with a contemporary bath tub, traditional wash hand basin with cupboard under, low flush lavatory, shower enclosure and heated towel rail.

## SINGLE GARAGE

A single car garage with electric sliding panelled doors.

## OUTSIDE

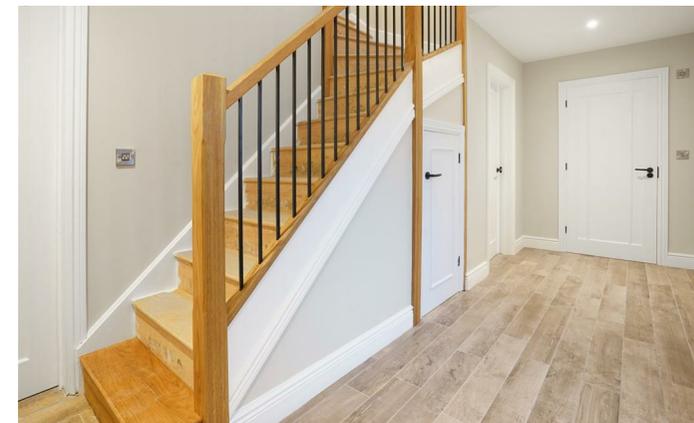
The barn is set well back from Main Street and is accessed down a shared drive leading to a parking area for two vehicles and a single car garage.

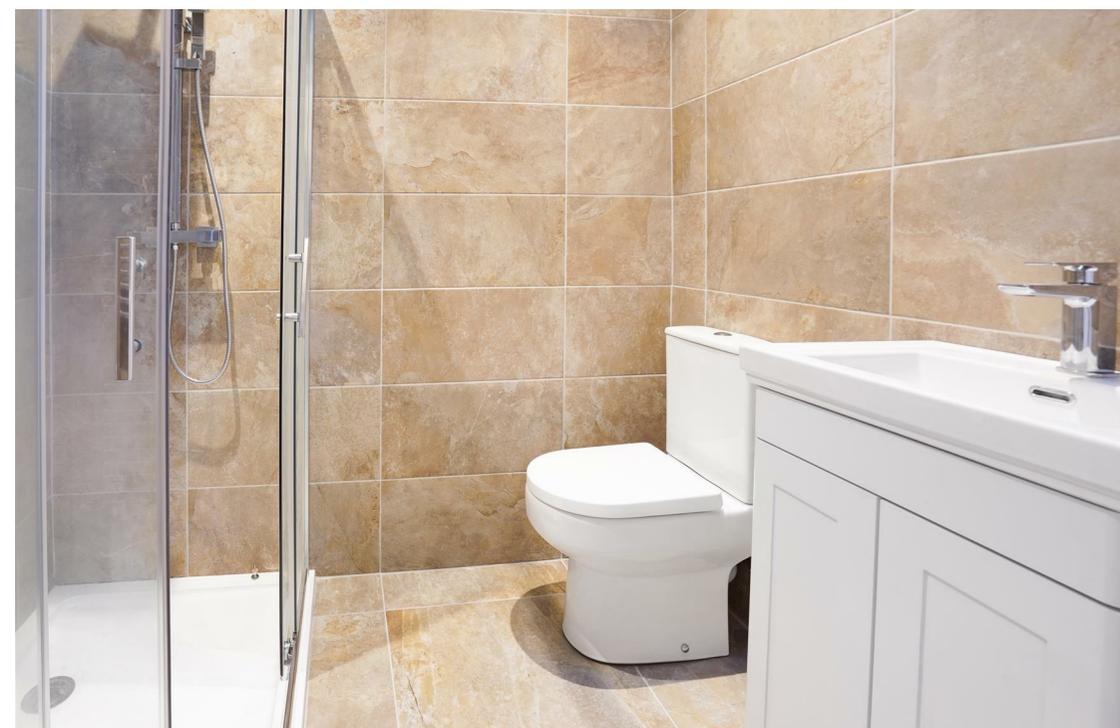
## GARDENS

Immediately adjoining the barn there is a good sized terrace with bifold doors opening into the living kitchen, creating a fantastic combination of indoor and outdoor space for entertaining. There is a lawn and an area of paddock is also included.

## COUNCIL TAX BAND

tbc











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.  
 Made with Metropix ©2025



**Important Notice:** Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF  
 Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS  
 Sales: **0116 2796543**

foxcountryproperties.co.uk