



The Elms, Kirkby Road, Barwell, LE9



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£950,000



### Key Features

- Five bedroom detached residence (two en-suites)
- Three characterful reception rooms
- Two bedrooms benefit from having en-suites
- Substantial plot with further potential for extension/renovation (STP)
- Sought after location, perfect for families
- Two outbuildings/garages
- EPC rating D
- Freehold





The Elms is a distinguished Victorian residence set within approximately 1.6 acres of established gardens and grounds. Sympathetically enhanced over the years, the property retains a wealth of original period features while offering beautifully appointed accommodation for modern family living. The elegant interior centres around a grand reception hall with original Minton tiled flooring, complemented by a selection of refined reception rooms, including a formal sitting room, dining room and lounge. At the heart of the home is an exceptional open-plan living kitchen, fitted with bespoke cabinetry by Christopher Peters and further enhanced by a garden room extension overlooking the gardens. Arranged across the first and second floors are five generous bedrooms, including an impressive principal suite. Approached via a long private driveway and set well back from the road, The Elms enjoys mature front and rear gardens together with a range of outbuildings, garaging and extensive parking.



### Welcome to your new home

An impressive entrance hall welcomes you with original Minton tiled flooring, a staircase rising to the first floor, and access to a walk-in pantry and cloakroom/WC featuring a Regency-style wash hand basin. The property offers three beautifully proportioned dual-aspect reception rooms, each retaining a wealth of character. The elegant lounge enjoys a bay window, feature fireplace with multi-fuel burner and polished wood flooring, while the formal dining room benefits from a bay window, open fireplace and side aspect. The sitting room provides a relaxing space with French doors opening to the rear garden, a feature fireplace with multi-fuel burner and polished wood flooring. At the heart of the home is a superb open-plan kitchen/breakfast room, fitted with an extensive range of cabinetry, granite work surfaces, Aga range, Aga companion and integrated fridge-freezer. The bright breakfast area enjoys garden views with French doors opening outside, complemented by a utility room.



### Ascend to the first floor

A split-level first-floor landing provides access to four well proportioned bedrooms and the family bathroom. The principal bedroom enjoys a dual-aspect outlook, including a bay window, and benefits from a spacious en-suite bathroom featuring a roll-top bath, separate shower, vanity wash hand basin, bidet and WC. Bedroom two also enjoys the advantage of an en-suite shower room. The remaining bedrooms are well-sized and served by a family bathroom fitted with a bath, wash hand basin and WC.

### The property continues to impress

A staircase rises to the second floor, where a further bedroom and separate shower room provide flexible accommodation, ideal for guests, older children or home working.

### Outside

Set within approximately 1.63 acres, the property enjoys an impressive plot with extensive gardens and grounds. A sweeping driveway provides ample parking and leads through double gates to additional parking areas. To the rear, beautifully maintained lawned gardens are complemented by a substantial paved terrace, ideal for outdoor entertaining and enjoying the surrounding setting. Further features include a range of versatile outbuildings, currently arranged as four garages, a useful log store, an ornamental fish pond with filtration system, and a mature selection of trees and shrubs that enhance the property's sense of privacy and character.

### Location

Barwell is a well-connected and highly regarded Leicestershire village, situated approximately two miles from Hinckley and 11 miles from Leicester. The area benefits from excellent transport links via the A47, A5, M69 and M1, with rail services from nearby Hinckley, Leicester and Rugby providing convenient access to Birmingham and London. The village offers a comprehensive range of everyday amenities, including local shops, a post office, supermarket, public houses, healthcare facilities and a public library, together with well-regarded primary and secondary schooling. Surrounded by attractive countryside, residents can enjoy a variety of scenic walks, including nearby Burbage Common and Woods and the historic Bosworth Battlefield. A range of leisure and sporting facilities further enhance the area's appeal, contributing to a strong sense of community and village life.





### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band G. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

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"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

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### Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.







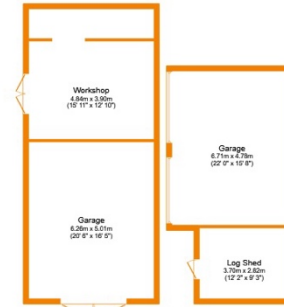
Ground Floor



First Floor



Second Floor



Outbuilding



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