

Alexanders
MarketMakers.

Garlands Lane
Barlestone

- Striking barn conversion with contemporary style
- Over 6,000 square feet of accommodation
- Impressive open-plan family kitchen
- Multiple reception rooms for versatile living
- Five generous bedrooms
- Main bedroom suite with dressing room and en suite
- Self-contained annexe accommodation
- Extensive outbuildings and generous parking
- EPC Rating B / Council Tax Band F / Freehold

Alexanders are delighted to present this exceptional barn conversion, offering approximately 6,102 square feet of accommodation in an extensive rural setting surrounded by open countryside. Combining traditional brickwork with striking contemporary cladding, this distinctive country residence has been thoughtfully converted to create a substantial and versatile home, complemented by beautifully maintained grounds, extensive outbuildings and an attractive private lake.

The accommodation offers a wealth of reception space, including a generous dining room, separate sitting room and family room, alongside an impressive open-plan family kitchen providing a natural focal point for everyday living and entertaining. The bedroom accommodation is equally versatile, with additional provision within a separate annexe wing, offering excellent flexibility for guests, extended family or those working from home.

Outside, the property enjoys extensive landscaped gardens, featuring a large paved entertaining terrace, established planting, mature trees and a particularly attractive private lake with a timber decked seating area. Substantial detached outbuildings, generous parking and turning facilities further complement this impressive rural setting.













Accommodation:

The ground floor accommodation is approached via a welcoming reception hall, featuring oak flooring and an attractive staircase rising to the first floor. A generously proportioned dining room provides an ideal setting for formal entertaining, while the impressive open-plan family kitchen forms the heart of the home. Fitted with contemporary cabinetry, extensive work surfaces and a large central island, the kitchen enjoys glazed doors opening directly onto the rear entertaining terrace.

Further reception space includes a separate family room and sitting room, providing flexibility for both relaxed everyday living and more formal occasions. A study, utility room, plant room and guest WC complete the ground floor accommodation.

To the first floor, the main bedroom is generously proportioned and benefits from an adjoining dressing room and en suite facilities. Further bedrooms, additional en suite facilities and a family bathroom complete the main house accommodation.

Annexe

An additional wing provides particularly versatile accommodation, currently arranged to include an office, gym, bathroom and a further living kitchen, together with a first-floor bedroom. This self-contained style of arrangement offers excellent flexibility for a variety of uses, including guest accommodation, multigenerational living or home working, subject to any necessary consents.

Gardens and land:

The property occupies an extensive countryside setting, with beautifully maintained gardens and grounds providing an attractive backdrop to the home. Immediately adjoining the house is a substantial paved entertaining terrace, offering ample space for outdoor dining and seating, with direct access from the principal living accommodation.

Beyond, expansive lawns are complemented by established planting and mature trees, creating a pleasant balance of open space and established landscaping. A particularly attractive feature is the private lake, set within the grounds and incorporating a timber decked seating area overlooking the water. Further open grassland and established natural boundaries extend beyond the formal gardens, enhancing the property's rural surroundings.

The property also benefits from an extensive gravelled courtyard, providing generous parking and turning space, together with substantial detached timber-clad outbuildings incorporating large roller-shutter doors. These provide excellent facilities for vehicle storage, workshop use or a variety of other practical requirements, subject to any necessary consents.

Location:

Situated on the edge of the popular village of Barlestone, the property enjoys a pleasant rural setting with open countryside close at hand. The village offers a range of local amenities, with the neighbouring market towns providing further shopping, leisure and schooling facilities. The location is also well placed for access to Leicester, Nuneaton and the wider Midlands, with East Midlands Airport conveniently accessible.

Distances: Leicester City Centre 12 miles, Birmingham 36 miles, Nottingham 27 miles, Nuneaton Train Station 14 miles, East Midlands Airport 15 miles and Birmingham Airport 32 miles.

Schooling: Loughborough Grammar 13 miles, Leicester Grammar 16 miles, Twycross House 9 miles, The Dixie Grammar 4 miles and Repton 20 miles.

All distances and times are approximate.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley Leics, LE10 0FR. Council Tax Band F.


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Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:
The property is connected to mains electricity, water, and drainage.

Heating is provided by an electric central heating system.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

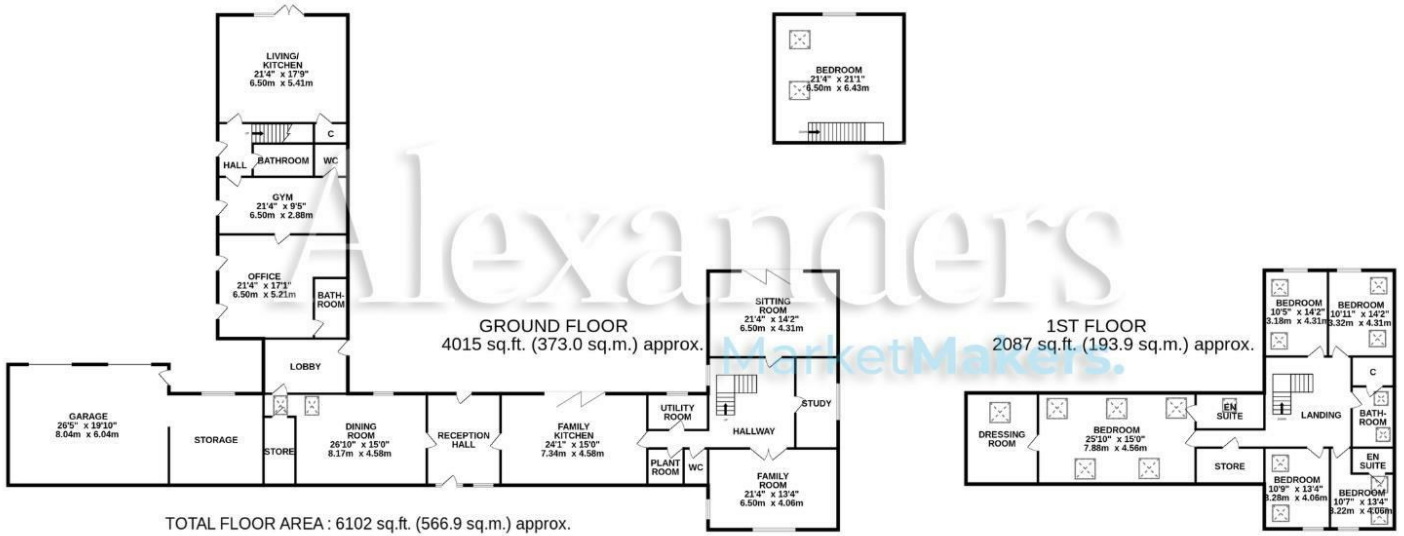
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

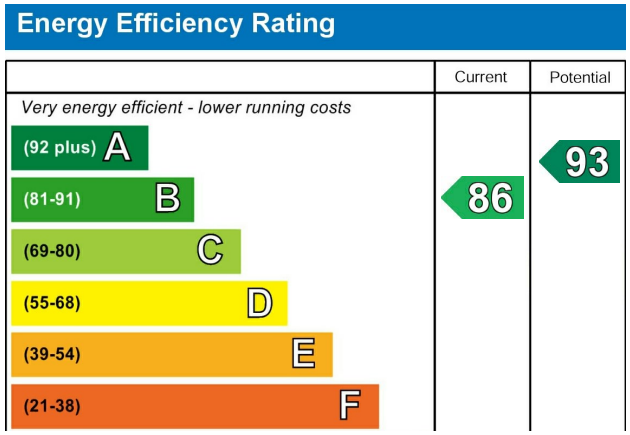
General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

Property Imagery Disclaimer:
Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.



TOTAL FLOOR AREA : 6102 sq.ft. (566.9 sq.m.) approx.

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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