



Rocklyn Mill Lane,  
Sheepy Parva,  
CV9 3RI





£695,000

#### GENERAL

An impressive property set in 0.7 acres of idyllic gardens. Rocklyn is in a beautiful location, with spectacular country views towards Sheepy Magna. The accommodation can be used in a number of different ways and briefly includes on the ground floor a superb breakfast kitchen with bespoke units designed by "DeVol", three receptions including a sitting room, dining room and snug, a utility, shower room and three bedrooms. On the first floor, there is a master bedroom with Juliette balcony and en-suite bathroom. There is also guest bedroom with en-suite bathroom and a dressing room/cot room. Outside, there are grounds extending to approximately 0.7 acres including landscaped gardens, stables and orchard.



## LOCATION

Sheepy Parva is a delightful village located close to the Leicestershire/Warwickshire border. In the village there is a primary school classified as outstanding in the latest OFSTED inspection. There is also a Church, Public house, the famous San Giovanni Restaurant and a Fishing Lake. Private schools include the highly regarded Dixie Grammar School is located in the nearby town of Market Bosworth and Twycross House School is also closeby. The nearby towns Market Bosworth and Atherstone between them offer a wealth of shopping opportunities, health care surgeries, sports clubs and eateries. There is excellent access to the motorway network via the A5 and consequently

## THE HOUSE

The accommodation is arranged over two floors as follows.

## LYCHGATE PORCH

Front door part glazed with light to one side, opens into the reception hall.

## RECEPTION HALL

Balustrade staircase rising to the first floor. Timber boarded floor, coving to ceiling and radiator.

## SNUG

12'5" x 12'0"

A delightful room, the principal feature of which is the wood burning stove. There is a timber boarded floor, coving to ceiling and double doors opening into the dining room.

## DINING ROOM

18'0" x 13'5"

This is a truly impressive room with a bow window overlooking the front garden. Radiator, wall light points and double doors into the sitting room creating a wonderful open plan living area. (Used by the current owners as a craft room)

## SITTING ROOM

28'4" x 12'1"

A delightful room, the focal point of which is the inglenook fireplace with heavy timber over housing a cream wood burning stove. French doors open onto a decked overlooking the garden. There are two radiators, wall light points and door to the breakfast kitchen.

## BREAKFAST KITCHEN

20'1" x 11'3"

The breakfast kitchen is very much the heart of the house. It has been fitted with a stylish range of hand painted cabinets by "DeVol" with granite work surfaces and up-stands. The units are arranged around a gas fired, three oven "aga" with canopy over. There are crockery display cabinets and an island unit with a heavy cherry work surface incorporating a "Bosch" dishwasher, Belfast sink with cupboards and storage areas underneath. There is Travertine tiling to the floor and french doors opening onto the garden. There is a breakfast area with bench seats with storage and a breakfast table with cherry wood top in the same style as the kitchen cabinets. Door to the utility room.

## UTILITY ROOM

10'1" x 5'10"

Painted cabinet with hardwood work surface and sink unit. Travertine tiling to floor. Space and plumbing for an "American" style fridge and door opening into the shower room. Back door to garden.

## SHOWER ROOM

Corner shower cubicle, low flush lavatory, wash hand basin, limestone effect tiling to the walls, and Travertine tiling to the floor. Radiator.

## BEDROOM THREE

12'0" x 8'3"

Opens off the entrance hall. (Second measurement extends to 11'5").

## BEDROOM FOUR

18'2" x 10'10"

Currently used as a music room and would make a superb reception room. Sliding patio doors to the garden. Radiator.

## BEDROOM FIVE

10'0" x 8'0"

Overlooks the garden. Radiator.

## ON THE FIRST FLOOR

The balustrade staircase rises from the reception hall to the landing. Opening off the landing are the bedrooms and a store room.

## MASTER BEDROOM

22'3" reducing to 13'3" x 13'0"

This is a beautiful room, the principal feature being the french doors opening onto a "Juliette" balcony, from which the spectacular views can be enjoyed. There is a bank of fitted wardrobes and eaves storage cupboard, roof lights and a radiator. (latter measurement is 8'3" measured to 5' eaves height).

## EN-SUITE BATHROOM

Fitted with a roll top bath, traditional wash hand basin and low level lavatory. Glazed floor tiles and a chrome ladder style towel rail.

## GUEST BEDROOM

22'2" x 17'1"

This is a really quirky room and ideal for a teenager. There are two radiators and roof lights. (latter measurement is 8'7" measured to 5' eaves height).

## EN-SUITE BATHROOM

With a panelled bath having a central mixer tap, low flush lavatory, wash hand basin and heated towel rail.

### OUTSIDE

Two sets of gates open from the road into a stoned parking area opening to which is a GARAGE.

### THE GARDENS

The main garden is to the rear of the house. Immediately adjoining the house there is an impressive decked area there is a further stoned area where there are a number of raised flower borders. A stoned path flanked by lawns leads to the STABLE BLOCK. Beyond the stable block there is an ORCHARD.

### OUTSIDE STORAGE / STABLE BLOCK

The stable block comprises three good size areas. The current owners have used one of the boxes as a Party Room and others for storage. Adjoining the stable block is an open fronted covered storage area.

### COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band D.













Ground Floor



1st Floor



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 66      | 75                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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