



Wayside, Sycamore Farm Main Street,
Barton in the Beans,
CV13 0DJ





£865,000

GENERAL

A stylish contemporary house on an exclusive gated development. Wayside was bought some 4 years ago in a traditional style with some lovely touches such as heavy oak timber lintels over some of the windows, a fabulous staircase and stylish finishes throughout the house including some engineered oak floors, 'Porcelanosa', 'Vileroy and Boch' and 'Grohe' sanitary fittings. The accommodation briefly includes on the ground floor, a magnificent reception hall, a sensational open plan living kitchen with bi-folds opening into the garden, a sitting room and dining room. On the first floor there is a master bedroom with en-suite and large dressing room, a guest bedroom with en-suite, two further double bedrooms and a family bathroom. It should be noted that the house was originally designed to have five bedrooms and the fifth bedroom was turned by the present owners into a dressing room.

Heating is via an air source heat pump with underfloor heating to the ground floor creating a comfortable living environment. Outside, there is a gated drive, double garage and garden.



LOCATION

Barton in the Beans is located just to the North of Market Bosworth. It lies in some of West Leicestershire's prettiest countryside with some lovely walks from the village towards Congerstone and Shackerstone. The village has a rich history. In the 18th century, it was an important centre for the Baptist Church and the Minister of Barton was the notable clock maker, Samuel Deacon (1746-1816). Market Bosworth is one of the most well regarded and exclusive towns in West Leicestershire. The town services a wide area and is locally considered to be one of the most desirable locations to live. There is a traditional market every Wednesday as well as a Farmers Market that is held on the fourth Sunday of every month. The town is home to one of the area's leading private schools, The Dixie Grammar, and there is also a High School rated by OFSTED as "outstanding" and Primary School. Market Bosworth is a thriving community and offers a generous range of amenities including a library, churches, independent retailers, a Co-Op and restaurants. Local attractions include the Bosworth Country Park, the Ashby Canal and the Bosworth Battlefield Heritage site.

THE HOUSE

The accommodation is arranged over two floors as follows. Heavy oak door opens into the reception hall.

RECEPTION HALL

An impressive introduction to the house. There is an engineered oak boarded floor, exposed brickwork to one wall and a magnificent staircase with glass balustrade, oak post and hand rail, rising to the first floor.

CLOAKROOM

Low flush lavatory, wash hand basin. There is painted wainscotting and a tiled finish to floor.

SITTING ROOM

15'8" x 14'7"

A delightful sitting room.

HOME OFFICE

13'4" x 8'8"

An ideal home office with exposed brickwork to one wall. There is a patch panel from which the CAT 7 ethernet, that runs through the house, is controlled.

LIVING KITCHEN

33' x 18'9" max red to 16'7"

A wonderful open plan living space with bi-folds opening from the sitting area into the garden. The kitchen area is fitted with a traditional range of base and wall cabinets with polished granite worktops together with a central island unit/breakfast bar (with hardwood worktop) There is a generous range of high end appliances including a "Neff" induction hob with extractor over, two "Neff" ovens and a "Neff" dishwasher. In the sitting area there is a wood burning stove.

UTILITY

12'1" x 5'8"

The utility is fitted with units to match those in the kitchen. There is a sink unit, plumbing for a washing machine and back door to garden.

ON THE FIRST FLOOR

The glass balustrade staircase rises from the reception hall to the first floor landing.

GALLERIED LANDING

A glass balustrade runs along the gallery. Opening off the landing are the bedrooms.

MASTER BEDROOM

15'7" x 12'9"

A charming room with lovely country views. Central heating radiator.

DRESSING ROOM

13'3" x 8'1"

A really good sized dressing room with bank of fitted wardrobes running along one wall. (In the original design,

this was intended to be a fifth bedroom and could easily be used as such). (First measurement is 11'9" to 5' eaves height).

EN-SUITE

Double sized shower enclosure with rainfall and hand held shower attachments, wash hand basin with back lit mirror behind, low flush lavatory. Painted wainscotting and a chrome ladder style towel rail.



GUEST BEDROOM TWO

15'8" x 12'2"

Fitted wardrobes, roof light. Central heating radiator.

EN-SUITE

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

BEDROOM THREE

13'8" x 12'

A good size double bedroom with central heating radiator.

BEDROOM FOUR

13'10" x 13'6"

There are fitted wardrobes, two roof lights. Central heating radiator. (Second measurement is 11'7" measured to 5' eaves height).

BATHROOM

A luxurious bathroom. There is a bath tub with shower attachment, a shower enclosure, low flush lavatory, wall mounted wash hand basin, chrome ladder style towel rail and painted wainscoting.

OUTSIDE

Wayside House is on an exclusive gated development. The property is approached through electric gates along a shared private drive leading to the house itself. A further set of electric gates belonging to Wayside House open onto a drive leading to the double garage.

DOUBLE GARAGE

20' x 19'

With stairs up to the gym.

GYM

17'6" x 8'5"

Used by the current owners as a gym but would work well as a home office. There are two roof lights.

THE GARDEN

There is a patio adjoining the house. The remainder of the garden is principally lawned with a pretty flower and herbaceous border running along the back boundary.

COUNCIL TAX

Hinckley and Bosworth Council Tax Band G.

IMPORTANT NOTE

We understand the water supply is currently shared with another property. The water supply will be separated prior to completion so that the house has its own independent supply.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(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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