



The Carhouse,
Charnells Court,
Swepstone,
LE67 2SG.



£500,000

GENERAL

The Carhouse was originally constructed c1880 and now forms part of a small group of five exclusive, traditional brick and tiled barn conversions at Upperfields Farm, Sweptstone that were converted some twenty years ago. The barn is a detached home and offers in excess of 2000 sq ft of accommodation, positioned some 400 yards away from the public highway and accessed via a privately owned macadamed driveway.

The careful attention to the construction detailing, has led to the use of reclaimed pitch pine church floor-boarding, cast iron columns, sandstone blocks from the Calke Abbey estate, cast iron spiral staircase, period doors, cobblestone floors and cast iron radiators (reclaimed from the former London EMI building) etc.

LOCATION

The Carhouse is located on the outskirts of the charming Leicestershire village of Sweptstone, benefiting from good access to a comprehensive range of facilities provided in the nearby market towns of Ashby-de-la-Zouch and Market Bosworth, including shops, schools, recreational and medical facilities, restaurants and public houses and with an access route to both the M42 and M1 motorways and to nearby train stations being located in Tamworth and at East Midlands Parkway. East Midlands Airport is within a 15 mile drive and 25 miles from Birmingham International Airport.

THE PROPERTY

The accommodation is arranged over two floors and comprises as follows:-

ENTRANCE PORCH

9'11" x 3'8"

The principal access door opens into a brick and tiled floor entrance porch with two double glazed timber windows leading to:-



RECEPTION HALLWAY

6'5" x 16'10"

Open plan vaulted ceiling hallway with a cobblestone floor, incorporating a reclaimed split-level pine staircase leading to the open plan kitchen, dining room and bedrooms.

KITCHEN/DINING ROOM

19'0" x 16'7"

Through a reclaimed traditional farmhouse style pine door, the traditional open plan farmhouse style kitchen dining, offers a range of hand built kitchen units, finished in a "Farrow & Ball" paint with beech worktops with a traditional brick inglenook housing a Falcon range cooker, exposed beams, traditional clay tiled flooring, four cast iron column radiators and a large panoramic east facing double glazed timber window, offering uninterrupted open field views.

UTILITY ROOM

7'2" x 5'3"

This room includes a hardwood worktop with plumbing for both a washing machine and a dryer, with a traditional clay tiled floor, cast iron column radiator and a rear timber (part glazed) stable door leading into the rear west facing courtyard and the enclosed rear private garden.

SITTING ROOM

19'0" x 16'7"

A large open plan sitting room situated off from the kitchen dining area and access through two reclaimed cast iron carthouse columns, centred around an impressive central fireplace formed in reclaimed brick and sandstone, housing a substantial "Douvre" wood burner and flanked by a log store, formed from reclaimed clay drainage channels. This room benefits from an open vaulted cathedral roof with the original kingpost truss and exposed timber purlins retained, a set of French doors leading to a rear west facing courtyard and a large panoramic east facing double glazed timber window with uninterrupted open field views and three cast iron column radiators, provide central heating; an antique cast iron staircase rises to the upper floor and bedroom four with ensuite.

SNUG LOUNGE

13'5" x 10'9"

A charming quiet room with a cobblestone floor, exposed brickwork and timber beams with a feature wood burner fireplace, two cast iron column radiators and double glazed French styled doors, leading directly out to the rear west facing garden.

BOILER ROOM

6'7" x 3'1"

Housing a "Trianco" floor mounted oil fired combination boiler and storage shelves with reclaimed cottage style pine door.

CLOAKS CUPBOARD

3'1" x 2'1"

Reclaimed cottage style pine door, coat hanging with electric consumer unit and meter, floor safe and gun cabinet.

INNER HALL

15'7" x 3'10"

Through a reclaimed Victorian glazed pine door, with exposed timber stud-work and in filled with reclaimed basket weave brickwork, exposed ceiling beams and a cast iron column radiator providing access to two lower floor sleeping chambers and the family bathroom.

BEDROOM TWO

13'0" x 8'2"

Framed with reclaimed timber studwork and in-filled with reclaimed basket weave brickwork with exposed ceiling beams, fitted cast iron radiator, fitted carpets, reclaimed cottage style pine door and two double glazed timber windows.

BEDROOM THREE

8'8" x 8'5"

Framed with reclaimed timber studwork and in-filled with reclaimed basket weave brickwork with exposed ceiling beams, fitted cast iron radiator, fitted carpets, reclaimed cottage pine door and a double glazed timber window.

FAMILY BATHROOM

8'8" x 6'5"

Framed in reclaimed timber studwork and in-filled with reclaimed basket weave brickwork, tiled walls and timber beamed ceiling, Fitted with a contemporary bathroom suite comprising a double ended roll top bath, low flush lavatory and wash hand basin with a full ceramic tiled floor and including a full height chrome towel radiator, reclaimed cottage style pine door and a double glazed timber window.

BEDROOM ONE

19'0" x 12'11"

This impressive room is accessed off from the entrance hallway and through a reclaimed cottage style pine door, being formed with reclaimed traditional pitch pine door boarding, solid cast iron feature columns, exposed reclaimed pitch pine roof purlins and

framed by a feature glazed gable, incorporating a timber glazed door and a "Juliette" balcony offering panoramic field views. Additionally, four velux rooflight windows, hand built and painted timber wardrobes and three cast iron column radiators are fitted.

EN-SUITE

Reclaimed Victorian (part glazed) pine door, formed in exposed reclaimed brickwork with a ceramic tiled floor and fitted with a shower cubicle and a new Trinton shower, a low level lavatory, wash hand basin, cast iron radiator and a single Velux rooflight window.

DRESSING ROOM

13'5" x 6'2"

Accessed off the landing via a reclaimed cottage style painted door. This carpeted room offers an open plan dressing area, fitted with a Velux rooflight window.

BEDROOM FOUR

16'9" x 16'8"

This room is accessed via the reclaimed antique cast iron spiral staircase and through a reclaimed cottage style pine door and benefits from reclaimed pitch pine floor boards, exposed kingpost trusses and roof purlins, two cast iron column radiators and three Velux rooflight windows.

EN-SUITE.

Accessed through a reclaimed cottage style pine door, the room is formed with reclaimed pitch pine floor boarding and exposed painted timber wall boarding with a fitted roll top bath, low flush lavatory, wash hand basin and a chrome towel rail. Single Velux rooflight window. (currently being fitted by the owner)

CARPORT & VEHICLE PARKING

The timber framed and clay tiled carport, incorporates the central heating oil tank, Calor gas bottles and a wood burner log store; additional vehicle parking for up to five cars is available to the side/front of the property.

GARDENS

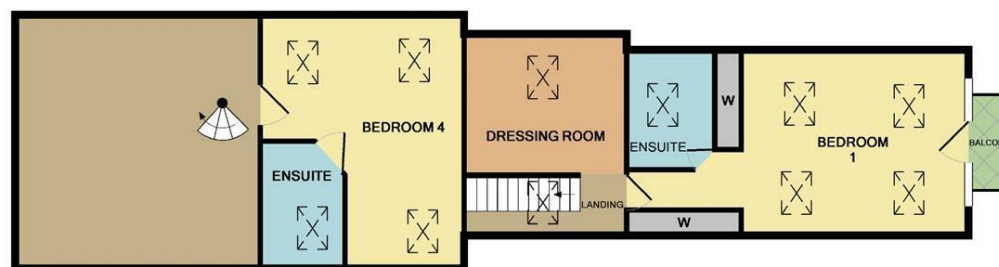
The property benefits from a private rear west facing garden that is laid to lawn with well stocked herbaceous borders and includes a magnificent Monkey Puzzle tree; additionally, there is a small private west facing enclosed rear courtyard that is laid to gravel with direct access into the utility room. To the front of the property there is a small lawn, laid to the side of the entrance porch.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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