



# Main Street Higham-on-the-Hill

- Detached barn conversion of exceptional character
- Sought-after Higham on the Hill village setting
- Farmhouse-style kitchen with handcrafted units
- Impressive dining hall and characterful living room
- Stunning inglenook fireplace with multi-fuel stove
- Three spacious double bedrooms and two bathrooms
- Wrap-around walled gardens with sunny aspect
- Ample parking and useful outbuildings
- EPC Rating C / Council Tax Band F / Freehold

Alexanders offer to the market this impressive and skilfully converted detached barn conversion, set within the highly sought-after village of Higham on the Hill.

Showcasing a wealth of original features, the property boasts exposed beams, vaulted ceilings, striking full-height brickwork and a magnificent inglenook fireplace with multi-fuel stove.

The accommodation is both generous and thoughtfully arranged, including an impressive dining hall, a characterful sitting room and a farmhouse-style kitchen with handcrafted units. Three well-proportioned double bedrooms are complemented by an en suite shower room and family bathroom, while traditional elements such as latched doors and timber flooring enhance the home's unique sense of heritage.

Set well back from the road, the property enjoys ample parking and delightful wrap-around walled gardens, offering a private and established outdoor setting with patio areas and mature planting.

Higham on the Hill provides a charming village setting with everyday amenities close at hand, alongside convenient access to Hinckley, Nuneaton and key transport links including the A5 and M69.





### Accommodation:

The generous accommodation offers an impressive dining hall, a characterful sitting room, a farmhouse-style kitchen with handcrafted units, and a utility room. There are three well-proportioned double bedrooms, including a main bedroom with en suite shower room, alongside a family bathroom. Throughout, the property retains a wealth of period detailing, including latched and braced doors, timber flooring, and traditional finishes, all enhancing its unique appeal.

### Gardens and land:

Outside, the home is set well back from the road and benefits from ample parking for several vehicles. The delightful wrap-around walled gardens enjoy a sunny aspect and provide a private and established setting, with patio areas, a lawned area, mature planting, and useful outbuildings.

### Location:

Higham on the Hill is a charming rural village in Leicestershire, known for its peaceful setting and strong sense of community. It offers attractive countryside views, a traditional village atmosphere, and convenient access to nearby towns such as Hinckley and Nuneaton. With local amenities including a village hall, church, and primary school and has excellent transport links via the A5 and M69.



### 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, Hinckley Leics, LE10 0FR. Council Tax Band F.

### 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 gas, electricity, water, and drainage.

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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 69      | 77        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |



