



The Hayloft, 3 Polebrook Mews, Spinney Drive, Botcheston, LE9 9FG

HOWKINS &  
HARRISON

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Spinney Drive,  
Botcheston, LE9 9FG

Offers in excess of: £610,000

An exceptional opportunity to acquire this bespoke four-bedroom home, forming part of an exclusive courtyard-style mews barn conversion development within a stunning semi-rural setting. The Hayloft occupies a prime central position, enjoying well-maintained gardens and a substantial detached triple garage. The rear garden adjoins the Forest Hill Golf Club.

Offering 2100 sqft of versatile accommodation, the ground floor boasts a spacious dual aspect living room, a separate sitting room/home office, formal dining room and a well-proportioned breakfast kitchen, ideal for modern family living and entertaining. To the first floor, four well-sized bedrooms, including a principal bedroom with en-suite, complemented by a family bathroom. Externally, the property is approached via a private road with a gated driveway providing ample off-road parking, leading to a detached triple garage, with the rear gardens offering a private and picturesque outdoor space backing onto mature surroundings including a golf course.



## Location

The Hayloft is situated within the exclusive Polebrook Mews development, located off Spinney Drive in the desirable village of Botcheston. This semi-rural setting offers a peaceful environment while remaining conveniently positioned for access to nearby amenities. Botcheston benefits from a local pub, with a wider range of shopping, schooling and leisure facilities available in nearby Desford, Kirby Muxloe and Leicester. The property is also well placed for access to Forest Hill Golf Club, offering excellent leisure and recreational facilities. The area is well positioned for commuters, with excellent road links via the A47, A50 and M1/M69 motorway network.

## Travel Distances

Desford – 2 miles

Kirby Muxloe – 3 miles

Leicester City Centre – 8 miles

Hinckley – 9 miles

M1 (J21A) – 6 miles

M1 (J22) - 6 miles

M1/M69/Fosse Park (J21) – 7 miles

Leicester Railway Station – 8 miles (services to London St Pancras approx. 1 hour 10 mins)

East Midlands Airport – 20 miles



## Accommodation Details - Ground Floor

The property is entered via a central front door into a porch, leading through to a welcoming hallway with a staircase rising to the first floor and a ground floor WC. To the left-hand side is a spacious living room, enjoying a dual aspect with windows to the front and rear, along with French doors opening onto the garden, creating a light and well-balanced principal reception space with an open stone fireplace. Adjacent is a separate sitting room/home office, providing a versatile additional reception room ideal for home working or more informal living. From the hallway, access is provided to the dining room, positioned centrally within the property and offering an ideal space for formal entertaining. To the right-hand side is the breakfast kitchen, a well-proportioned room fitted with a range of units, with space for a dining table and chairs. The room benefits from dual aspect windows overlooking the garden and front elevation, alongside a stable door providing external access.

## First Floor

The staircase rises from the hallway to the first floor landing, which provides access to all four bedrooms and the family bathroom. The principal bedroom is a well-proportioned double room enjoying a dual aspect and benefiting from an en-suite shower room. Bedroom two is a generous double room featuring French doors opening onto a Juliet balcony, with views to the rear. Bedroom three is also well-proportioned overlooking the rear garden. Bedroom four is ideal for use as a guest room, nursery or study. Completing the accommodation is the family bathroom, fitted with a three piece suite comprising a spa corner bath, wash hand basin and WC.





## Outside

The property is approached via a gated driveway, opening onto a large block-paved forecourt providing ample off-road parking. A detached triple garage is situated to the front of the property, offering excellent storage and parking facilities. To the rear, the property enjoys a private garden, mainly laid to lawn and bordered by mature trees and planting, providing a pleasant and established outdoor space, backing onto Forest Hill Golf Club.

## Additional Information

The Hayloft was formerly a dairy and part of a barn/stable conversion

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Features

- Exclusive courtyard-style development
- Desirable semi-rural setting
- No upward chain and scope for further customization
- A total of 2100 sqft of versatile accommodation
- Spacious dual aspect living room
- Separate sitting room ideal for home office or snug
- Well-proportioned breakfast kitchen & formal dining room
- Four bedrooms including principal with en-suite
- Gated driveway providing ample off-road parking
- Detached triple garage
- Private rear gardens in peaceful, established surroundings





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

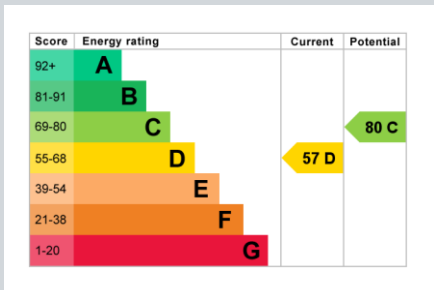
None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

## Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

## Council Tax

Band - E



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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