

Alexanders
MarketMakers.

Main Street
Congerstone

- Charming and stylish barn conversion
- Highly regarded village of Congerstone
- Two generous double bedrooms
- Particularly attractive landscaped garden
- Useful home office/studio
- Private car port with power
- Ample parking for two vehicles
- M42 and M1 both readily accessible
- EPC Rating E / Council Tax Band D / Freehold

This charming and stylish barn conversion occupies a discreet courtyard setting just off Main Street in the highly regarded village of Congerstone. Retaining a wealth of character, the property combines exposed brickwork and timber beams with a contemporary specification and thoughtfully designed single-storey accommodation.

The accommodation comprises two generous double bedrooms, a stylish dining kitchen, light and welcoming sitting room with a stunning feature fireplace and inset log burner. and beautifully appointed wet room. The sitting room features exposed brickwork, ceiling beams, full-height glazing and French doors opening directly onto the garden.

Outside, the property is approached via a private courtyard with parking for two cars. To the rear is a particularly attractive and thoughtfully landscaped garden, with a paved sun terrace, central brick-paved patio, established formal borders, useful home office / studio and private car port.













Accommodation:
The accommodation is arranged entirely over one floor and opens into a welcoming reception hall with full-height glazing overlooking the courtyard and exposed brickwork providing an immediate sense of the property's original character.

The contemporary dining kitchen is fitted with an excellent range of wall and base units, integrated appliances and four-ring hob, with exposed brickwork and a dedicated dining area adding to its character and versatility. Double doors open through to the impressive sitting room, a particularly light and inviting space with a feature fireplace and inset log-burner, exposed brickwork, ceiling beams, full-height glazing and French doors opening directly onto the garden.

There are two well-proportioned double bedrooms, with the main bedroom enjoying exposed brickwork and the second overlooking the gardens. Completing the accommodation is a beautifully appointed wet room, fitted with a large drenching shower, large basin, stylish Porcelanosa tiling and contemporary fittings, creating a luxurious and practical finish.

Gardens and land:
The rear garden is particularly attractive and thoughtfully landscaped, designed with ease of maintenance and outdoor entertaining in mind. A paved sun terrace immediately adjoins the house before leading through to a central brick-paved patio, providing an excellent setting for outdoor dining and relaxation.

The garden is further complemented by established planting, including climbing hydrangeas and an apple tree, creating an attractive and established backdrop. There is also useful home office/studio in the garden, whilst access leads to a private car port with power and space for a further vehicle.

Location:
Congerstone is a highly regarded and picturesque village set amongst some of West Leicestershire's most attractive countryside. The village retains a strong community character and is home to a well-respected primary school, whilst the surrounding countryside provides numerous opportunities for walking and outdoor pursuits, including attractive routes along the nearby Ashby Canal.

The historic market town of Market Bosworth lies a short distance to the south and offers an excellent range of everyday amenities, independent shops, restaurants, public houses and leisure facilities, together with a choice of highly regarded private and state schooling.

For commuters, the property is conveniently positioned for access to the wider East and West Midlands, with the M42 and M1 both readily accessible. This combination of attractive village surroundings, excellent local amenities and convenient transport links makes Congerstone a particularly desirable location for those seeking a quieter rural lifestyle without sacrificing accessibility.

Method of Sale:
The property is offered for sale by Private Treaty.

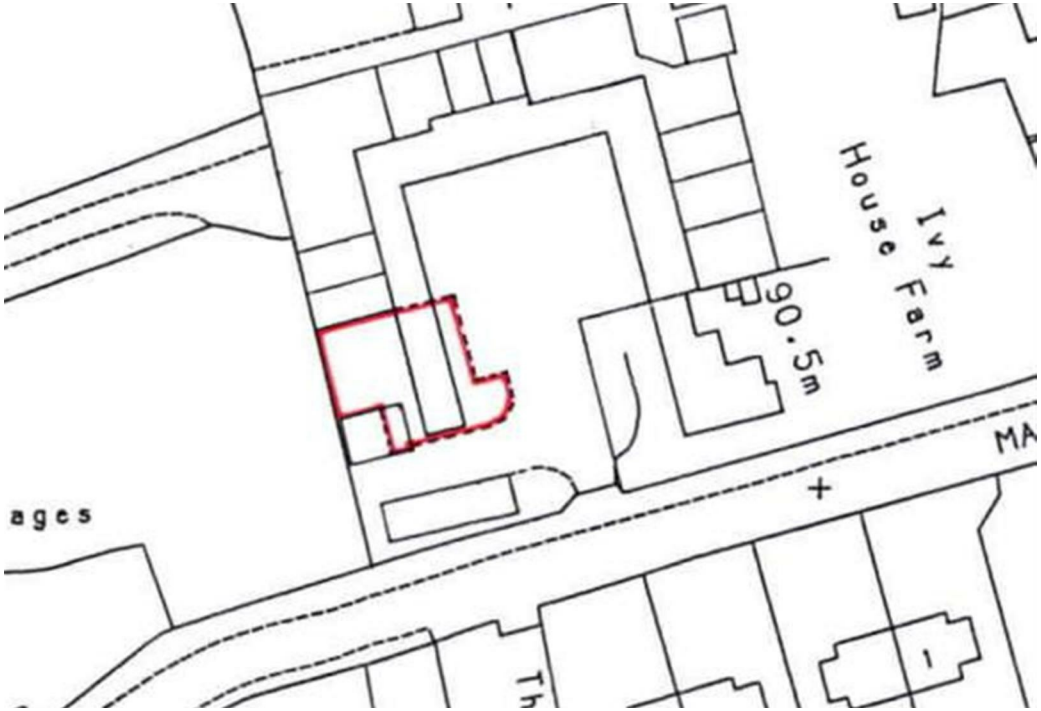
Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

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 D

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.


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60.5m
ages


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Services:
The property is connected to mains electricity, water, and drainage.

Heating is provided by an electric boiler central heating system.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

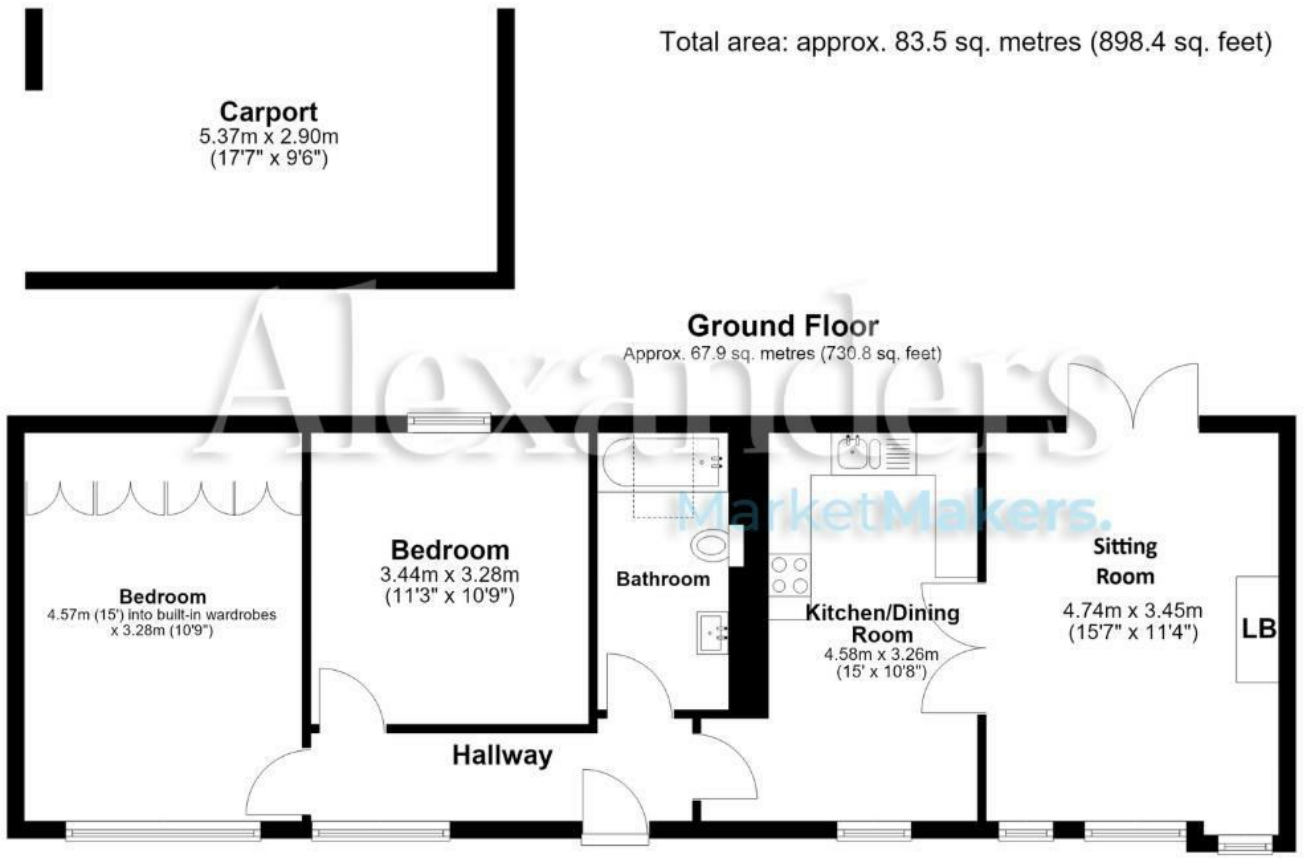
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

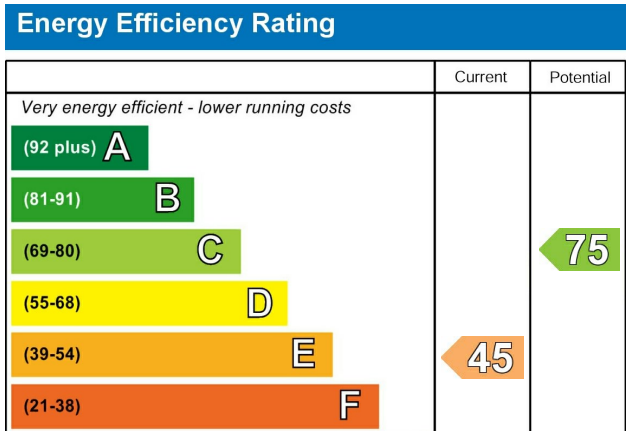
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither 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.









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