



# Market Bosworth Road Dadlington

- Offered with no upward chain
- High-quality barn conversion
- Rural yet accessible location
- Traditional farmhouse kitchen
- Three generous bedrooms
- Main bedroom with en suite
- Exclusive courtyard setting
- Surrounded by open countryside
- EPC Rating C / Council Tax Band E / Freehold

Nestled within an exclusive courtyard setting in the heart of the countryside, this beautifully presented three-bedroom barn conversion perfectly blends character and contemporary comfort.

The property showcases a high-quality finish throughout, and retains an abundance of rustic charm, with exposed beams, traditional features, and thoughtfully designed interiors creating a warm yet refined living environment. Offering the best of rural living in an attractive and private setting, this unique home combines timeless appeal with modern convenience.

With sweeping countryside views to the rear and a host of amenities nearby, the property offers a setting that is both rural and practical.





### Accommodation:

To the ground floor is a spacious central entrance hall with stairs rising to the first floor. There is access to the guest cloakroom, a handy boot room to the rear, and a delightful and cosy sitting room which benefits from French doors to the garden and a brick fireplace with inset wood-burning stove. The charming country kitchen boasts granite work surfaces and integrated appliances. The vaulted ceiling is a particular feature, creating a light and airy atmosphere.

Upstairs, expect to find three bedrooms, one of which benefits from its own en-suite and walk-in wardrobe, as well as a well-appointed family bathroom.

### Gardens and land:

To the rear, the gardens are mainly laid to lawn, and a paved entertaining terrace with external power and lighting is accessed directly from the boot room. The property enjoys a lovely open aspect over neighbouring fields, and parking is included to the front for multiple vehicles. A useful timber-built shed provides an abundance of storage.

The setting offers a true sense of privacy and tranquillity, with gently rolling Leicestershire farmland creating a picturesque backdrop in every direction.



### Location:

Situated on the peaceful outskirts of Dadlington, this charming country property enjoys an enviable position surrounded by open fields, mature hedgerows, and far-reaching rural views. Despite its idyllic seclusion, the property remains conveniently connected to nearby towns and essential amenities, being just a short distance from the desirable market town of Market Bosworth, offering healthcare facilities, a Co-op, independent boutiques and eateries, and regular community events. The area is especially recognised for its schooling options, including The Dixie Grammar School, Twycross House, and The Market Bosworth School.

Commuters benefit from excellent road connections, with swift access to the A5 road, linking directly to the M69 motorway and the wider Midlands motorway network, including the M1 and M6. Rail services are available from nearby Hinckley and Nuneaton, offering regular connections to major centres such as Birmingham and Leicester, making the property well suited for those seeking a rural lifestyle without compromising on connectivity.

### 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 E.

### 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 electricity and water.

Heating is provided by an oil-fired central heating system.

Drainage is via a shared Klargester system.

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

Prospective purchasers should be aware that if the private drainage system requires upgrading or replacement, it is assumed that all associated costs have been factored into any offer made. These costs will remain the responsibility of the purchaser. Interested parties are advised to carry out their own investigations, as no further information will be provided 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.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Plans and Boundaries:

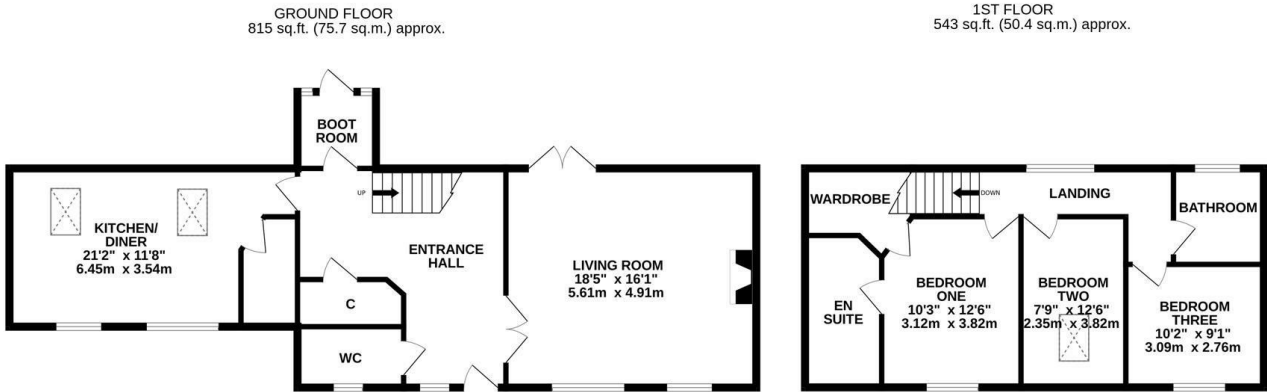
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

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.



TOTAL FLOOR AREA : 1358 sq.ft. (126.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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