

# CASTLE ESTATES

1982

**A SPACIOUS FULL OF CHARACTER FOUR BEDROOMED DETACHED FAMILY RESIDENCE  
STANDING ON A GOOD SIZED PLOT WITH OPEN COUNTRYSIDE VIEWS TO THE REAR,  
AMPLE PARKING AND TRIPLE GARAGE SITUATED IN A MOST SOUGHT AFTER VILLAGE  
LOCATION**



## **YEW TREE FARMHOUSE 17, MAIN STREET BARTON IN THE BEANS CV13 0DJ**

**Offers In Excess Of £500,000**

- NO CHAIN - VIEWING ESSENTIAL
- Characterful Lounge & Dining Room
- Rear Lobby & Laundry Room
- Family Bathroom
- Sizeable Well Tended Lawned Gardens
- Hall & Guest Cloakroom
- Well Fitted Kitchen & Walk In Pantry
- Four Good Sized Bedrooms
- Ample Parking & Garaging For Three Cars
- Open Countryside Views To Rear



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**\*\* NO CHAIN \*\*** Nestled in the charming village of Barton In The Beans, this delightful detached house offers tremendous potential standing on a sizeable mature plot with beautiful countryside views to the rear.

The property boasts many characterful features and viewing is highly recommended to fully appreciate its size of accommodation, wealth of attractive fixtures and fittings.

The accommodation consists entrance hall with guest cloakroom off, attractive lounge, large dining room with inglenook fireplace, well fitted kitchen, rear lobby and laundry room. To the first floor there are four good sized bedrooms and a modern family bathroom. Outside there is off road parking for numerous cars leading to a double and single garages. Superb lawned gardens to front and rear.

### **COUNCIL TAX BAND & TENURE**

Hinckley and Bosworth Borough Council - Band F (Freehold). Large plot which potential & space for another dwelling, subject to planning permission.

### **ENTRANCE PORCH**

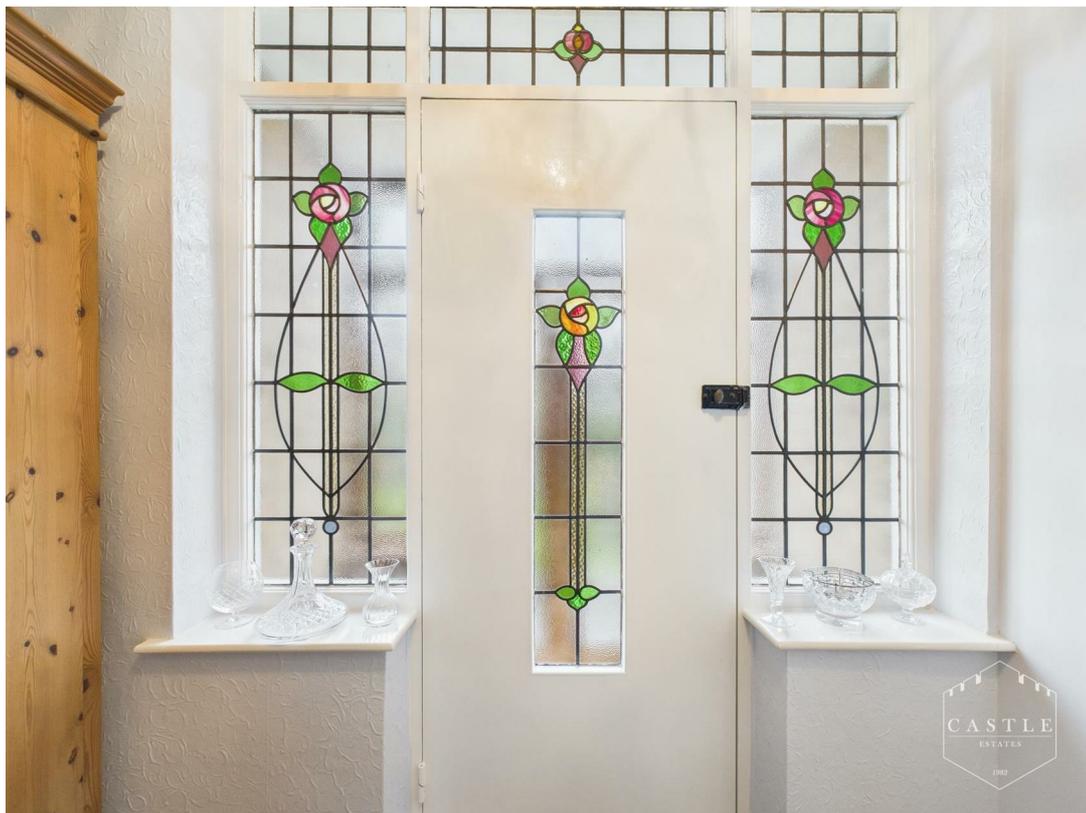
6'7" x 2'5" (2.01m x 0.74m )

having wooden double doors and side window with diamond leaded lights. Original door and side windows with leaded lights and coloured stained glass opening onto Hall.

### **HALL**

12'4" x 9'6" (3.77m x 2.91m )

having central heating radiator, wood effect flooring, coved ceiling and central heating radiator. Feature staircase to First Floor Landing.





**GUEST CLOAKROOM**

5'2" x 2'5" (1.59m x 0.76m )

having integrated low level w.c., vanity unit with wash hand basin, central heating radiator and ceramic tiled walls.



## LOUNGE

12'4" x 12'4" (3.76m x 3.76m )

having feature stone fireplace with log burning stove, tiled back and hearth, tv aerial point, coved ceiling and ceiling rose, wall light points, wood effect flooring, double glazed leaded light window to side and leaded light bay window to front.





## DINING ROOM

19'3" x 11'11" (5.89m x 3.64m )

having attractive inglenook fireplace with open fire facility, beamed ceiling, wall light points, wood effect flooring, leaded light side windows with leaded light double doors opening onto private rear garden.







## KITCHEN

11'11" x 11'0" (3.65m x 3.36m )

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in double oven, ceramic hob and cooker hood over, integrated dishwasher, inset LED lighting, beamed ceiling, central heating radiator, double glazed leaded light window to rear and side door opening onto rear lobby.





**KITCHEN - WALK IN PANTRY**

6'0" x 5'11" (1.84m x 1.81m)  
having fitted shelving.



### REAR LOBBY

7'0" x 4'5" (2.14m x 1.37m )

having panelled ceiling, quarry tiled flooring, windows and door opening onto garden.



### LAUNDRY ROOM

5'2" x 4'9" (1.60m x 1.47m )

having floor mounted gas fired boiler for central heating and domestic hot water and window.

## FIRST FLOOR LANDING

having coved ceiling, central heating radiator and access to the roof space.



## BEDROOM ONE

12'7" x 12'4" (3.86m x 3.77m)

having an attractive range of fitted furniture including wardrobes, bedside tables with display niches and bridging unit over the bed, chest of drawers, central heating radiator, beamed ceiling and double glazed leaded light window to front.



## BEDROOM TWO

12'0" x 9'4" (3.66m x 2.85m )

having range of fitted wardrobes, central heating radiator and double glazed leaded light window to rear.



### BEDROOM THREE

14'1" x 8'8" (4.30m x 2.66m )

having central heating radiator and double glazed leaded light window to rear.



## BEDROOM FOUR

12'5" x 6'11" (3.79m x 2.12m)

having central heating radiator and double glazed leaded light window to front.



## FAMILY BATHROOM

8'4" x 5'10" (2.56m x 1.80m )

having modern white suite including panelled bath with shower over and glass screen, integrated low level w.c., vanity unit with wash hand basin, chrome heated towel rail, ceramic tiled walls, inset LED lighting and upvc double glazed window with obscure glass.



**OUTSIDE**

There is direct vehicular access through wooden double gates leading to ample off road parking for numerous cars/vehicles leading to TANDEM DOUBLE GARAGE (6.62m x 3.52m) and SINGLE GARAGE (4.60m x 3.08m) with wooden doors, power and light. SEPARATE STORE TO SIDE,LARGE LOG STORE TO THE REAR AND FURTHER ROOM WITH AN OUTSIDE WC. A large lawned foregarden with walled front boundary, mature shrubs and greenhouse. Pedestrian access to a fully enclosed private rear garden with patio area, lawn, mature shrubs and flower borders and summer house. Open countryside views to Rear

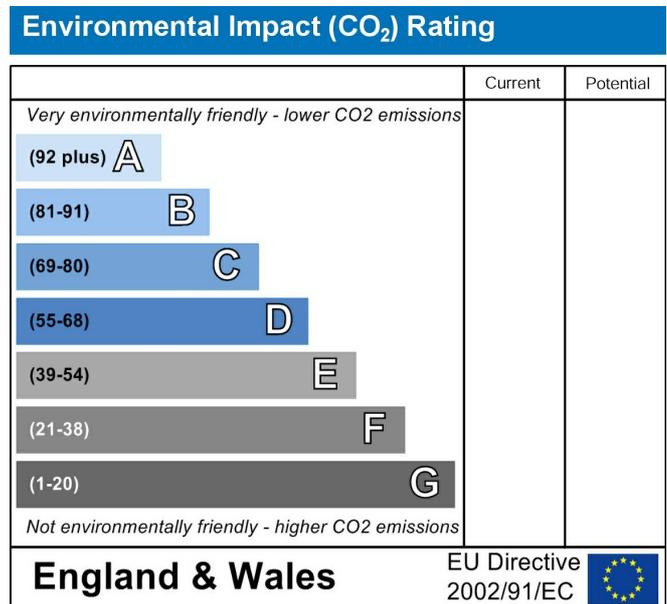
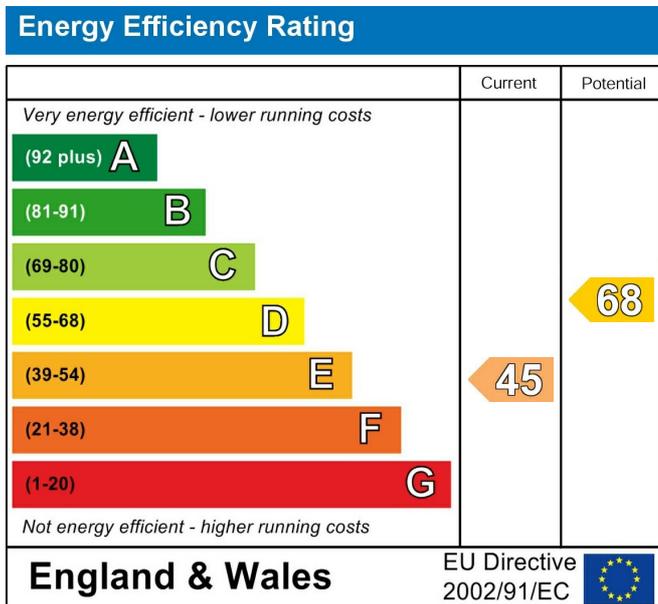


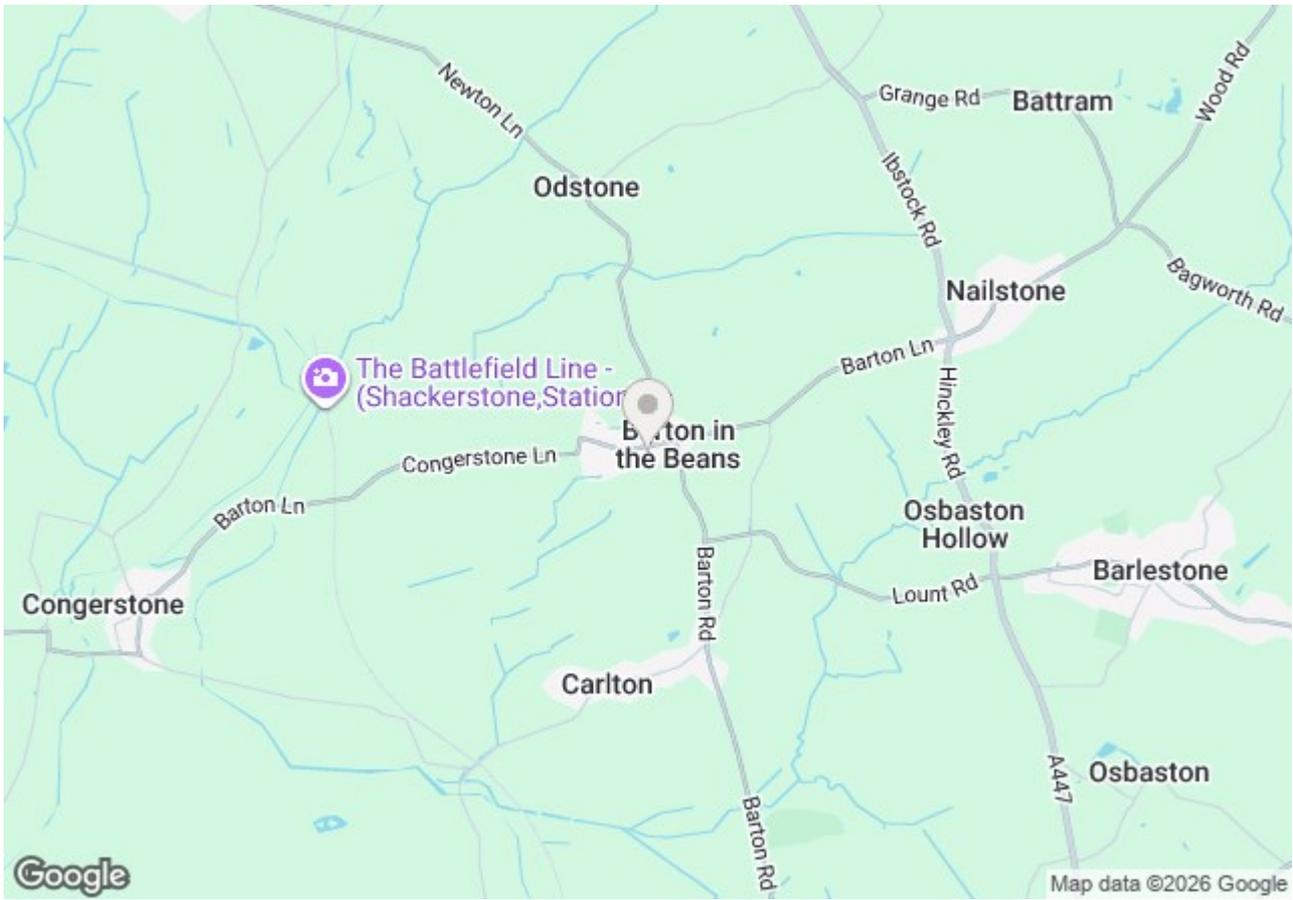






**COUNTRYSIDE VIEWS TO REAR**





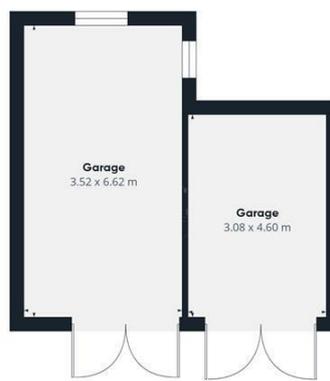
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>		68	(55-68) <b>D</b>
(39-54) <b>E</b>	45		(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
164 m<sup>2</sup>

(1) Excluding balconies and terraces

GIRAFFE 360

## **PLEASE NOTE**

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

## **FIXTURES AND FITTINGS**

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

## **OFFER PROCEDURE**

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

## **ADDITIONAL NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

## **BUSINESS HOURS**

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm

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