



Cherry Blossom Barn Church Road,
Shackerstone,
Warwickshire, CV13 6NN





£975,000

GENERAL

A stunning barn conversion in a prime village setting with breathtaking countryside views. Cherry Blossom Barn is a truly outstanding home, thoughtfully and sympathetically converted to create a property of considerable charm and character. There are an abundance of original features, seamlessly complemented by stylish modern finishes and beautifully proportioned living spaces.

The barn is approached through an archway opening onto an impressive private courtyard. At its heart is a superb living kitchen, perfectly designed for modern family life and entertaining, while the magnificent sitting room with French doors opening into the gardens provides an elegant yet inviting space in which to relax. The ground floor accommodation is completed by a family room and a dedicated home office area and utility. The first floor is equally impressive, with the principal bedroom suite featuring a striking cathedral-style vaulted ceiling and a luxurious en suite shower room. Three further generously proportioned double bedrooms are served by a family bathroom.

Outside opening onto the courtyard there is a garage and two home offices, perfect for remote working and recreation. The delightful rear garden offers a wonderful extension of living space, with thoughtfully arranged terraces providing the perfect setting for outdoor dining and entertaining, while the far-reaching countryside views form a breathtaking backdrop throughout the seasons.

It should be noted that a hot tub is included in the sale.



LOCATION

Shackerstone is without doubt one of the most exclusive villages in the area and is set amongst some of West Leicestershire's finest countryside. The Rising Sun pub is just a short walk from the barn and there is a highly regarded primary school which lies between Shackerstone and the village of Congerstone rated by OFSTED as 'Good'. There is also a farm shop and cafe. The Ashby canal runs past the village and there is also a small railway station which serves the 'Battlefield' line. In the summer there are often steam trains running between Shackerstone and Shenton. The historic town of Market Bosworth lies to the South where there are some lovely shops and restaurants overlooking the historic Market Place. Market Bosworth has a traditional market every Wednesday as well as a Farmers Market that is held on the fourth Sunday of every month. The town is home to excellent primary and secondary schools and one of the area's leading private schools, The Dixie Grammar. There is a thriving community with a variety of sports clubs including rugby, football and bowls.

THE BARN

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

RECEPTION HALL

An impressive introduction to the barn with brick tiled floor, beamed ceiling, stairs rising to first floor. Central heating radiator.

CLOAKROOM

With low flush lavatory, traditional wash hand basin, tiled finish to floor. Central heating radiator.

SITTING ROOM

21'7" x 14'3"

An elegant room with French doors opening onto the garden. The focal point is the magnificent stone fireplace which houses a wood burning stove. There is cornicing to the ceiling and two central heating radiators.

FAMILY ROOM

18'3" x 14'6"

A more informal room which is a great family living space, or indeed could be used as a magnificent dining room. There is a beamed ceiling, a feature brick built fire surround, central heating radiator.

HOME OFFICE AREA

18'6" x 8'

A beautiful light space with bi-fold doors opening onto the garden. There is a brick built fireplace into which a desk has been built and a large storage cupboard.

LIVING KITCHEN

24'8" x 19'1"

(latter measurements reduces to 13'9").

KITCHEN AREA

The kitchen area is fitted with a range of cream fronted base and wall units with polished granite work surfaces, which are arranged around the electric two oven Aga and an inset ceramic sink and drainer unit. There is a central island and integrated appliances include a high end "Neff" beans to cup coffee machine, a dual zone wine fridge, a single oven by "De Dietrich," a four ring induction hob and dishwasher.

DINING LIVING AREA

In the dining/living area, there is a wood burning stove, French doors open onto the garden and courtyard. A door opens into a rear passage, opening off which is the utility room.

UTILITY ROOM

The utility room houses the oil fired boiler. There is plumbing for a washing machine and venting for a tumble dryer.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

FIRST FLOOR LANDING

The landing runs the full length of the Barn and there are some interesting exposed roof trusses. Opening off the landing are the bedrooms and there is also an airing cupboard.

MASTER BEDROOM

19' x 14'7"

A truly magnificent room with a cathedral style ceiling with exposed roof trusses giving a real feeling of space. There are two central heating radiators. Door to en-suite.

EN-SUITE

Shower enclosure with rainfall shower, low flush lavatory, wash hand basin, and tiling to splashback areas.

BEDROOM TWO

14'1" x 9'3"

A double bedroom with central heating radiator.

BEDROOM THREE

14'3" x 9'3" max

A double bedroom with a bank of fitted wardrobes. Central heating radiator.

BEDROOM FOUR

14'4" x 9'

A double bedroom with fitted wardrobes and a central heating radiator.

FAMILY BATHROOM

A luxurious family bathroom with suite comprising a panelled bath, low flush lavatory and wash hand basin. There is a traditional towel rail and shower enclosure.

THE COURTYARD

The Barn is approached through electric gates and under an archway opening into a truly impressive block paved courtyard. Opening onto the courtyard there is a single garage and the two home offices.

In front of the barn there is a lovely seating area with pretty flower borders.

HOME OFFICES

The two home offices are arranged over two floors.

HOME OFFICE (1)

18'2" x 8'

Laminate finish to floor, electric heater. Stairs rise to the second office.

HOME OFFICE (2)

21'2" x 9'

A really attractive space with the plenty of additional space in the eaves. Access door to storage room.

THE GARDEN

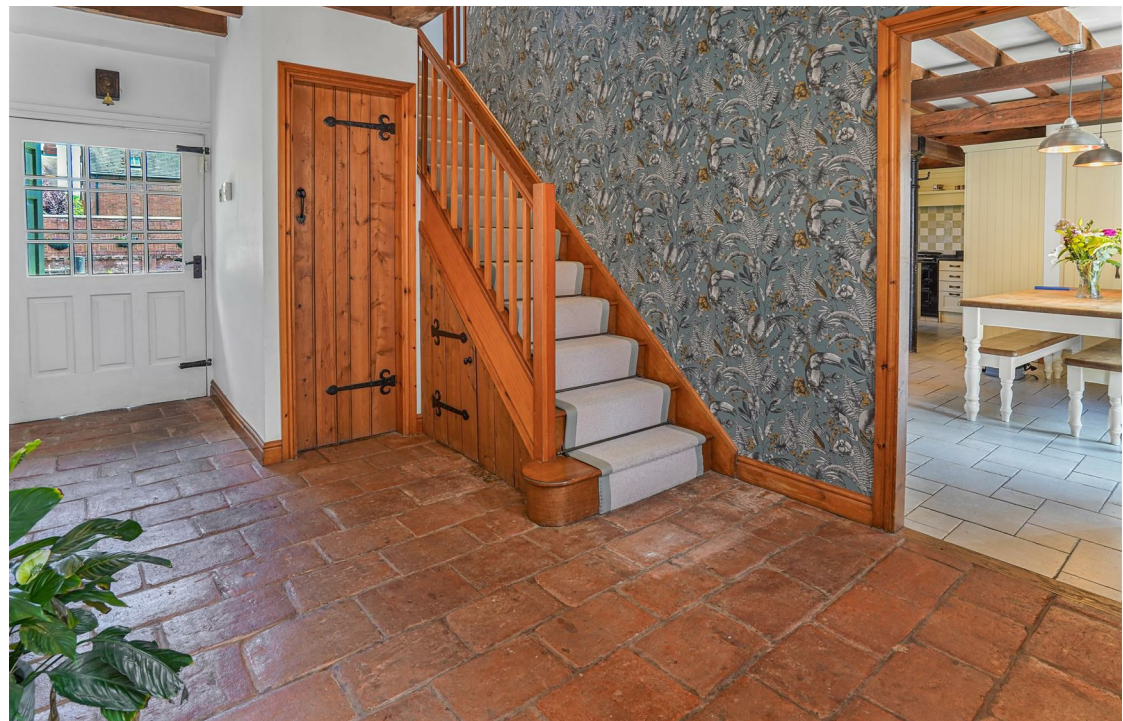
The main garden is to the rear of the barn. There are lovely views over the adjoining paddock and a large deck on which there is a hot tub, which is included in the sale. There is a further terrace adjoining the house, which is a lovely area for al fresco dining and entertaining. To the side of the barn there is a slabbed storage area. A covered passage leads from the garden to the courtyard.

COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band E.











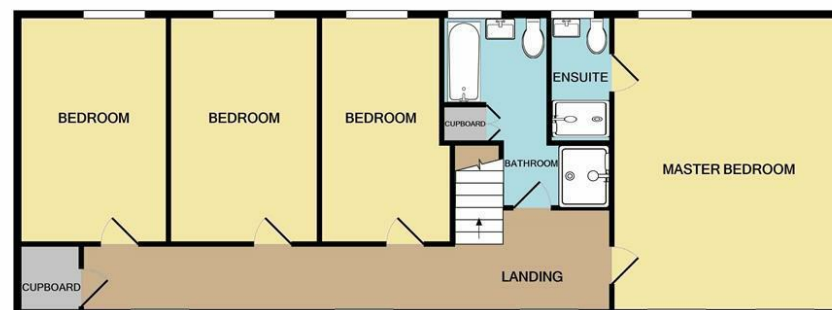








GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS

Sales: **0116 2796543**

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