



Connells

Barwell House Farm Hinckley Road
Barwell Leicester



Property Description

Occupying a delightful rural position within the sought-after Barwell House Farm development, Paddock View is a substantial single-storey barn conversion offering spacious and versatile living accommodation in a peaceful countryside setting.

The property is approached via a communal cobbled courtyard, providing ample parking.

The welcoming entrance hall provides access to a useful study, cloakroom/WC and the impressive breakfast kitchen.

The spacious living room with exposed beams creating a wonderful sense of character and space.

The property further benefits from four well-sized bedrooms, including a generous principal bedroom with its own en-suite shower room. Three additional bedrooms are served by a family bathroom fitted with a bath, wash basin and WC.

Externally, the property enjoys an attractive courtyard frontage and a generous area of lawned garden overlooking surrounding countryside, offering excellent potential for landscaping and outdoor enjoyment.

The rural location combines the tranquillity of village life with convenient access to Barwell, Earl Shilton and Hinckley, where a wide range of amenities and transport links can be found.

Viewing is highly recommended.

Key Features

- No Upward Chain
- Rural Setting Within the Sought-After Barwell House Farm Development
- Characterful Single-Storey Accommodation
- Four Well-Proportioned Bedrooms
- Principal Bedroom with En-Suite
- Generous Outdoor Space with Open Countryside Views
- Excellent Potential for Modernisation and Personalisation
- Convenient Access to Hinckley, Barwell and Major Transport Links

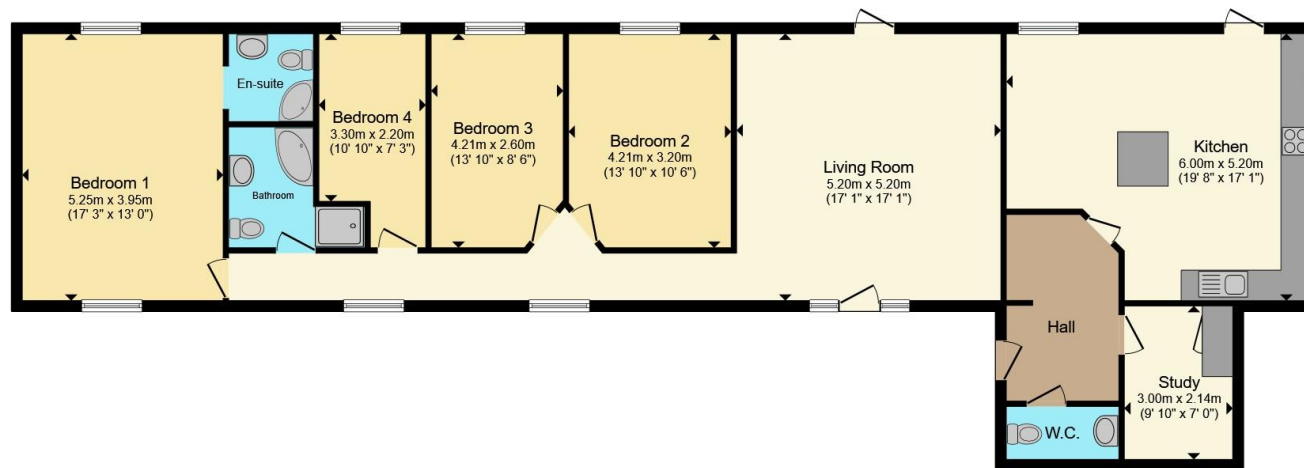


Disclaimer:

All services/appliances have not and will not be tested.







Total floor area 146.9 m² (1,582 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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88 Castle Street
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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313396



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