



Barn View, Manor Farm  
Main Street, Dadlington, CV13 6HX



Stylish barn conversion of character in prime village location

**GENERAL** Barn View is a barn conversion of considerable character with a stylish interior. The barn has been converted with great sensitivity and where possible many of the original timbers and features have been preserved. Particular attention has been paid to the joinery with oak floors in the principal rooms, landing and bedrooms and many oak doors. There is a stunning living kitchen with traditional pine units with polished granite work surfaces and a french door opening from the living area onto the garden. There are two further reception rooms on the ground floor. On the first floor there is a master bedroom with luxurious en-suite fitted with a traditional roll top bath and shower. There are two further bedrooms and a family bathroom.

**LOCATION** Dadlington is a pretty village located to the North of Hinckley and Nuneaton. There is a large, traditional village green in the centre and a popular public house. In the neighbouring village of Stoke Golding there is an extensive range of amenities including a highly regarded primary and secondary school. The historic town of Market Bosworth lies to the North where there are some interesting speciality shops and restaurants overlooking the market place



together with numerous sports clubs. There are some lovely walks in the area along the nearby Ashby canal and through the historic battlefield.

**DIRECTIONS** Proceed out of Market Bosworth along Shenton Lane. On reaching the crossroads proceed straight over and into the village of Dadlington. Manor Farm is on the left hand side and Barn View can be found in the courtyard behind.

**THE BARN** The accommodation is arranged over two floors as follows:

**FRONT DOOR** Opening into:

**RECEPTION HALL** With flag stone floor, stairs rising to first floor, understairs storage cupboard, central heating radiator and door to:

**CLOAKROOM** Low flush lavatory, wash hand basin, central heating radiator. Airing cupboard housing pressurised hot water cylinder.

**SITTING ROOM** 12' x 11'7" (3.66m x 3.53m) The focal point of the sitting room is the impressive chimney breast constructed of reclaimed bricks housing a gas wood burner style stove. There is a french door opening into the garden, beam to ceiling, oak boarded floor and central heating radiator.

**SNUG** 11'4" x 8'5" (3.45m x 2.57m) With oak boarded floor, central heating radiator.

**LIVING KITCHEN** 22'5" x 11'2" (6.83m x 3.40m) The living kitchen is very much

the heart of the house. The focal point of the kitchen is the Rayburn which provides heating and hot water. The kitchen area is fitted with a comprehensive range of base and wall units with traditional pine fronts, polished granite work surfaces and upstands. There is a Belfast sink and appliances include a fridge and separate freezer and dishwasher. There is a french door to the garden and flagstone flooring.

**ON THE FIRST FLOOR** A balustrade staircase with oak treads rises to the first floor landing. There is an oak boarded floor and door to:

**MASTER BEDROOM** 16'2" x 11'3" (4.93m x 3.43m) There is a high ceiling which gives a real feeling of space. There are roof lights, hatch to roof space and oak boarded floor. Central heating radiator.

**EN-SUITE BATHROOM** In the bathroom there is a traditional roll top bath, shower cubicle. "Heritage" wash hand basin and low flush lavatory. There is a tiled finish to the floor and ladder style heated towel rail.

**BEDROOM 2** 15'5" includes wardrobes x 11'11" (4.70m includes wardrobes x 3.63m) There is a bank of deep oak fronted wardrobes running along one wall, central heating radiator.

**BEDROOM 3** 12'9" x 11'5" (3.89m x 3.48m) Central heating radiator.

**BATHROOM** Traditional roll top bath with shower and mixer tap. "Heritage"

wash hand basin and low flush lavatory, ladder style towel rail and tiling to the dado height. Roof light.

**THE COURTYARD** The barn is approached over a shared stoned courtyard. To one side of the barn there is the:

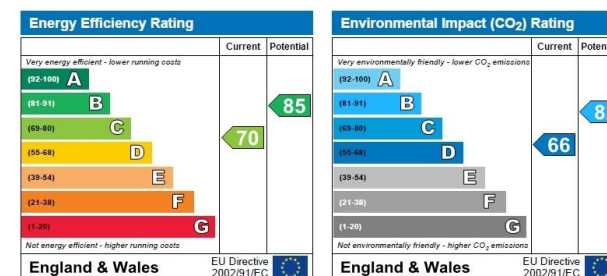
**DOUBLE GARAGE** Electric roller shutter door.

**REAR GARDEN** The main garden is to the rear of the property. Adjoining the house there are paved terraces which are lovely areas for barbecuing and entertaining. There is a shaped lawn with flower and herbaceous borders and a garden shed to one side.

**SERVICES** We understand that the foul drainage is currently pumped to the main sewer and the owner contributes towards around £25 a year to the running costs.

**FLOOR PLANS** Floor plans are not to scale and are for illustrative purposes only.

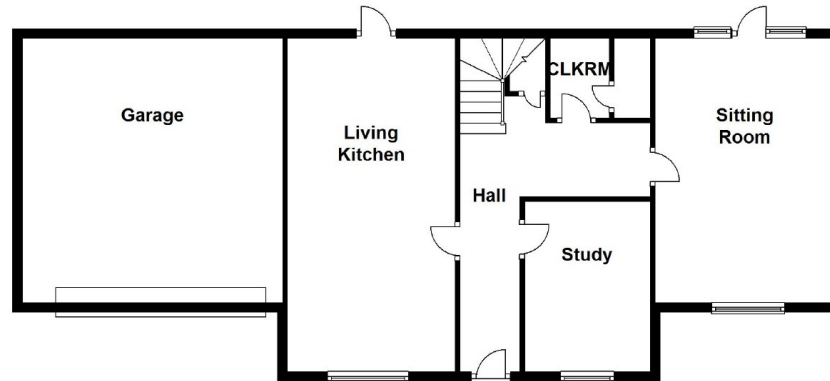
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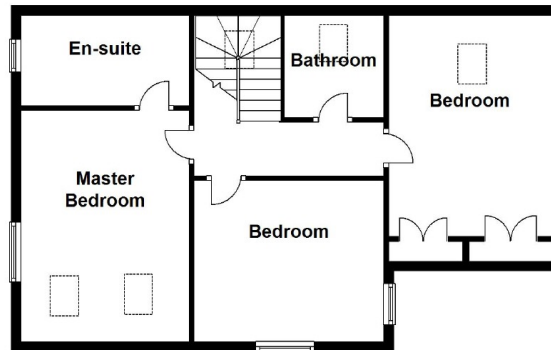




## Ground Floor



## First Floor



Not to scale, illustrative puposes only  
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5 Market Place  
Market Bosworth, CV13 0LF  
Tel: 01455 890898

34 High Street  
Kibworth Beauchamp LE8 0HQ  
Tel: 0116 279 6543

[www.countryproperties.org.uk](http://www.countryproperties.org.uk)

