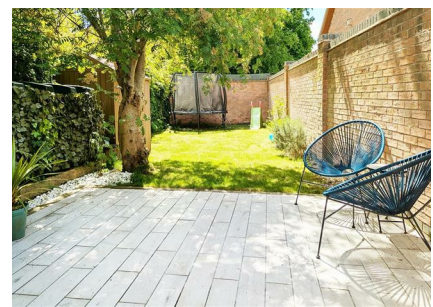


The Rowans Walton Road, Kimcote, LE17 5RU



£475,000

Situated on Walton Road in the charming village of Kimcote, this exquisite four-bedroom detached barn conversion, dating back to 1890, offers a delightful blend of period charm and modern luxury. The current owners have meticulously enhanced the property, preserving its historical features while incorporating contemporary updates that cater to modern living. Upon entering, you are greeted by a spacious reception hall / family room, where the elegant staircase leads to the first floor. The inviting sitting room boasts a wood-burning stove, perfect for cosy evenings. The heart of the home is undoubtedly the kitchen diner, which features hand-painted cabinets and an impressive inglenook that houses a traditional Rayburn cooker. Adjacent to this, a utility room and cloakroom provide practical amenities, while a pantry with a secret door reveals a delightful garden room. This versatile space is ideal for home working or family gatherings, with bi-fold doors that open directly into the garden, creating a seamless indoor-outdoor experience. The property also includes a spacious sun room, perfect for storing outdoor coats and boots, leading into the dining kitchen. The master bedroom is a true retreat, complete with an en-suite featuring a luxurious roll-top bath and a separate shower. Three additional bedrooms provide ample space for family or guests, and the main bathroom is equally impressive, boasting a standalone bath and a separate shower. Outside, the south-facing walled garden is predominantly laid to lawn, complemented by a ceramic paved patio seating area, ideal for al fresco dining or simply enjoying the tranquil surroundings. The shared gravelled drive offers convenient parking for up to three vehicles. This remarkable barn conversion is a rare find, combining historical elegance with modern comforts, making it a perfect family home in a picturesque setting.

Service without compromise

Family Room / Reception Hall 15'1" x 15' (4.60m x 4.57m)



Enter via a new composite side door where you will find the stairs rising to the first floor accommodation. Timber ceiling beams and wood effect ceramic tiled flooring. Radiator.

Sitting Room 15' x 14'7" (4.57m x 4.45m)



The cosy sitting room has a feature stone fireplace housing a wood burning stove. Timber beam to the ceiling. Double-glazed window to the side aspect. Limestone flooring and a radiator.

Sitting Room Photo 2



Sitting Room Photo 3



Kitchen/Diner 17'8" x 13'6" (5.38m x 4.11m)



The heart of the home this wonderful dining kitchen is fitted with bespoke hand painted cabinets with a combination of granite and solid oak work surfaces. A retro Paul Argyle stainless steel sink unit with mixer taps. Induction hob and extractor fan. A brick Inglenook with oak beam over houses the Rayburn cooker. There is a space for a fridge freezer and ample room for a dining table . Column radiator and ceramic tiled flooring. Two double-glazed windows to the side aspect and a sliding door opens into the utility. An aluminum door opens into the porch and boot room.

Kitchen/Diner Photo 2



Kitchen/Diner Photo 3



Sun Room 18'8" x 7'3" (5.69m x 2.21m)



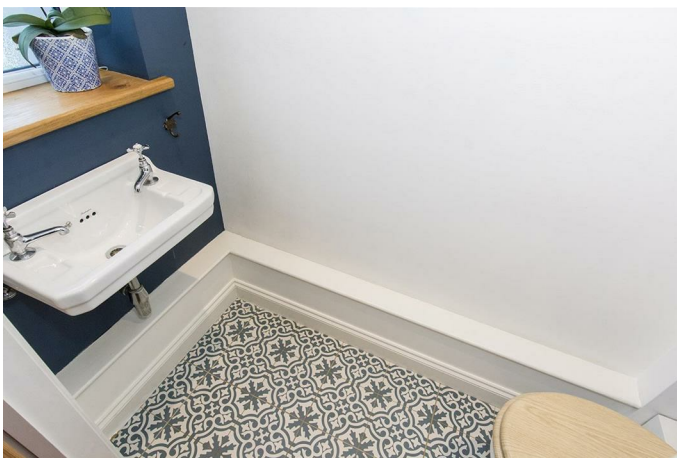
Enter from the driveway through double doors into this generous wooden sun room which is the ideal space to kick off your muddy boots and hang all your outdoor coats. Flagstone flooring . A door opens into the dining kitchen .

Utility Room 7'8" x 6'3" (2.34m x 1.91m)



Fitted with hand painted cabinets with oak surfaces over. Belfast sink with mixer tap. Space for washing machine and tumble dryer. Window to the side aspect and ceramic tiled underfloor heating.

Cloakroom 6'3" x 3'2" (1.91m x 0.97m)



Newly re-fitted with a low level WC. Pedestal wash hand basin. Mosaic tiled underfloor heating. Opaque glazed window to the side aspect.

Pantry 9'5" x 3'3" (2.87m x 0.99m)

The pantry has space for fridge and also a wine/beer fridge. There is plenty of shelving. A door gives access to the garden room.

Garden Room 13'6" x 10' (4.11m x 3.05m)



A perfect space to work from home and to host family get together. Ceramic tiled underfloor heating and a set of bi folding doors open into to the rear garden.

Landing



There is a radiator and internal doors giving access to the bedrooms and bathroom.

Master Bedroom 13'1" x 10' (3.99m x 3.05m)



A double bedroom with a window overlooking the garden and a Velux roof window. Painted floorboards and a radiator. A door to the en-suite.

Master Bedroom Photo 2



En-Suite 10'0" x 8' (3.05m x 2.44m)



Newly re-fitted with a Low level WC. Circular wash hand basin set onto drawer unit. Walk-in shower with sliding doors and ceramic wall tiles. Stand alone claw foot and roll top bath with floor mounted taps. Chrome heated towel rail. Velux roof window and painted floorboards.

Ensuite Photo 2



Bedroom Two 15'6" x 11'1" (4.72m x 3.38m)



A double bedroom with built in wardrobes and a window to the side aspect. Varnished floorboards and a radiator.

Bedroom Three 10'0" x 9'11" (3.05m x 3.02m)



A double bedroom with a Velux roof window and a radiator.

Bedroom Four 13'5" x 9'6" (4.09m x 2.90m)



A double bedroom with dual front aspect windows and a radiator.

Bathroom 9'9" x 7'4" (2.97m x 2.24m)



Newly re-fitted with a low level WC. Circular wash hand basin set into a metal & rubber vintage cupboard unit. Corner shower cubicle with ceramic wall tiles. Stand alone bath with mixer taps and hand held shower attachment. Retro heated towel rail. Ceramic flooring. Airing cupboard with linen storage. Opaque glazed window to the side aspect.



Garden



The walled south facing private garden is mainly laid to lawn with a ceramic paved patio seating area, a mature tree and shrub borders. There is a polypropylene resin Keter garden shed and gated side access to the drive.

Garden Photo 3



Garden Photo 4



Outside & Parking



A five bar gate opens into a gravelled shared driveway which provides ample parking for up to three vehicles.



Views over the Church



Location

Kimcote is a sought after village situated within south Leicestershire. It is surrounded by beautiful countryside with many walks on the doorstep including a bridle path to Misterton and Walcote which is ideal for dog walkers. The town of Lutterworth is approximately 4 miles away where there is a wide range of amenities to be enjoyed. The schooling choice is excellent with Gilmorton Chandler Church of England Primary School, Lutterworth College and Lutterworth High School. There is good access to Rugby train station which is approximately 7 miles away and offers a high speed service to London Euston in under 50 minutes. The main trunk roads/motorways nearby are M1 J20, M6 J1 & M69 J2.

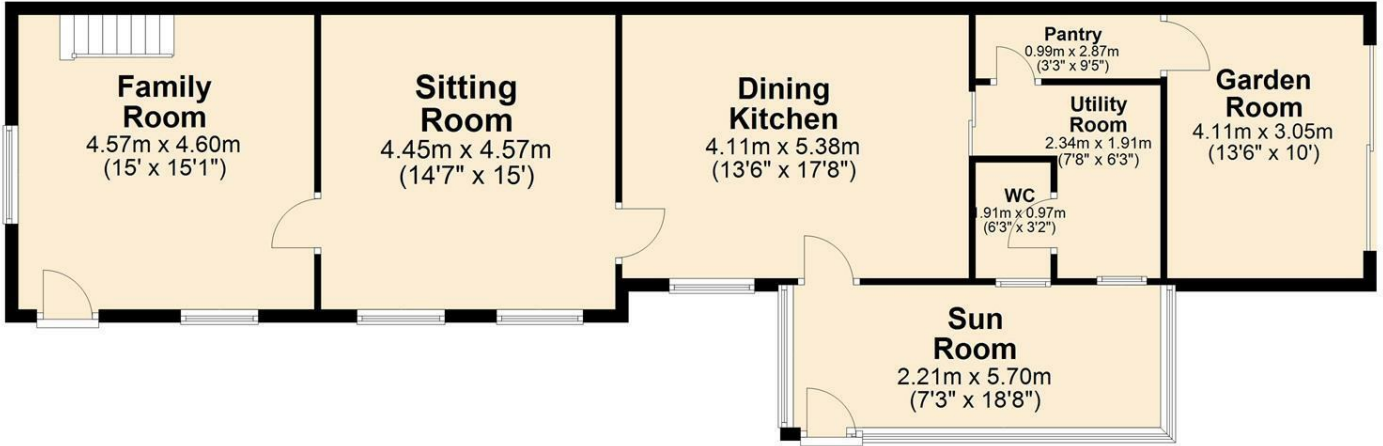
Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

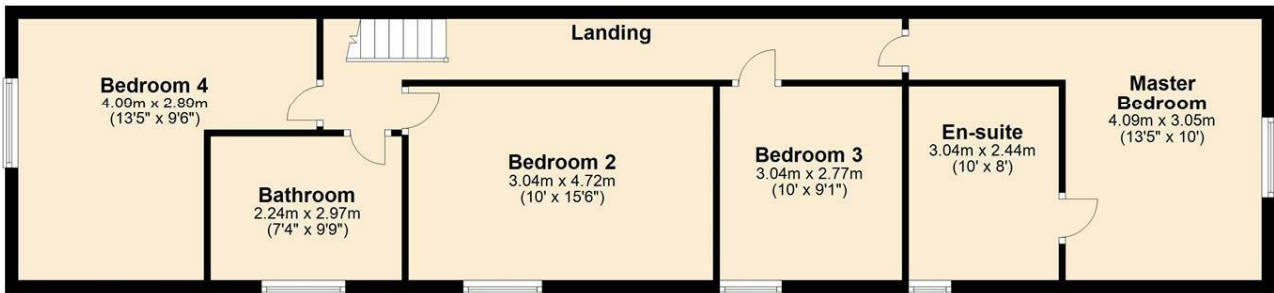
Ground Floor

Approx. 101.8 sq. metres (1096.3 sq. feet)



First Floor

Approx. 79.0 sq. metres (850.5 sq. feet)

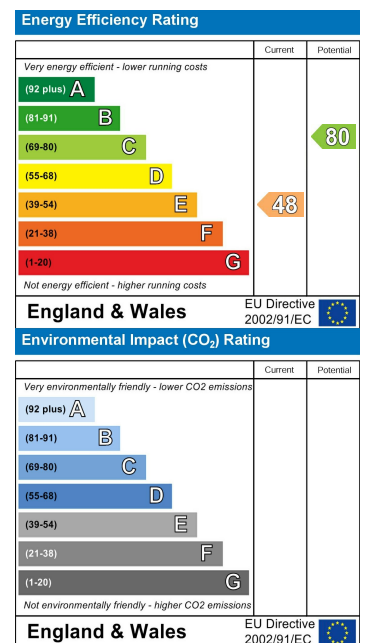


Total area: approx. 180.9 sq. metres (1946.8 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise