



Yew Tree Close Barton In The Beans

- Exceptional barn-style detached home
- Stunning open-plan kitchen/living room
- Separate dining room and sitting room
- Underfloor heating to ground floor
- Four generous double bedrooms
- Elegant vaulted main bedroom with en suite
- Landscaped garden with seating terraces
- Detached double garage and off-road parking
- EPC Rating A / Council Tax Band G / Freehold

Alexanders are delighted to present this exceptional four bedroom detached barn-style residence, set within the picturesque rural hamlet of Barton in the Beans. Enjoying a beautifully landscaped south-facing garden with far-reaching views across the surrounding countryside, this impressive home combines contemporary styling with characterful design and a superb level of finish throughout.

Meticulously maintained and thoughtfully enhanced by the current owners, the property offers spacious and versatile accommodation, complemented by high-quality features including underfloor heating to the ground floor, solid oak internal doors, and high-speed network cabling throughout.

A striking entrance hall with full-height glazing rising to the galleried landing creates an immediate sense of space and light, while the elegant vaulted main bedroom suite and superb open-plan living spaces further enhance the home's distinctive appeal.





Accommodation:

Finished to an exceptional specification and meticulously maintained and enhanced by the current owners, the property provides stylish and versatile accommodation throughout. Internally, the home benefits from underfloor heating across the ground floor, solid oak internal doors, and high-speed network cabling throughout. The kitchen/living room and sitting room also feature integrated ceiling speakers connected to a Sonos sound system, while the kitchen is fitted with a Quooker instant hot water tap.

A spacious entrance hall, enhanced by striking full-height glazing rising to the galleried landing, provides access to the superb open-plan kitchen/living room, sitting room, dining room, and study, while a utility room and cloakroom complete the ground floor accommodation. An elegant oak staircase rises to the first floor, where the luxurious main bedroom suite features a vaulted ceiling, Juliet balcony, and stylish en suite shower room. The second bedroom also benefits from its own en suite, alongside two further generous double bedrooms and a contemporary family bathroom.

Gardens and land:

Externally, the property is approached via a substantial driveway leading to a detached double garage. To the rear, the beautifully landscaped south-facing garden features an extensive seating terrace and well-maintained lawns, complemented by attractive stocked borders and enclosed by an attractive brick wall.

Location:

Barton in the Beans is a charming historic village in rural Leicestershire, offering excellent transport links to Leicester, Hinckley, Nuneaton, and Birmingham. The village is also approximately three miles from the market town of Market Bosworth, which offers an excellent range of shops, amenities, and schooling, including the renowned The Dixie Grammar School.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band G.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:

The property is connected to mains electricity, water, and drainage.

Heating is provided by an air source heat pump system.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.





Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

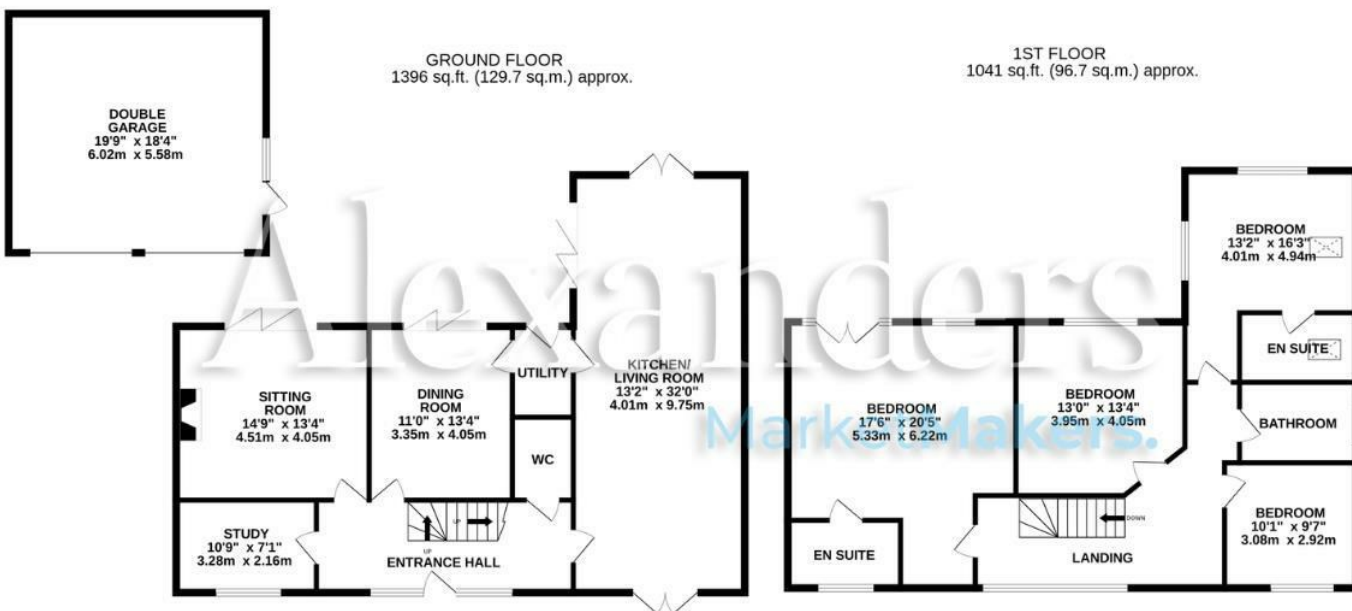
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



GROUND FLOOR
1396 sq.ft. (129.7 sq.m.) approx.

1ST FLOOR
1041 sq.ft. (96.7 sq.m.) approx.

TOTAL FLOOR AREA : 2437 sq.ft. (226.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

