



Higham Fields Court Higham-On-The-Hill

- Offered with no onward chain
- Three bedroom detached barn conversion
- Charming rustic character and exposed beams
- Farmhouse-style kitchen with flagstone flooring
- Generous sitting room with wood-burning stove
- Main bedroom with dressing area
- Wraparound terrace overlooking the gardens
- Driveway and courtyard parking
- EPC Rating D / Council Tax Band F / Freehold

Alexanders are excited to bring to the market this delightful three bedroom detached barn conversion, brimming with rustic charm and enjoying a generous plot in a peaceful rural location. Situated between the villages of Stoke Golding and Higham on the Hill, the property is surrounded by open countryside.

A central reception hall gives access to the traditional farmhouse-style kitchen, boasting timber beams and flagstone flooring, as well as ample space for dining. A useful utility room leads to a ground-floor shower room. The generous sitting room enjoys direct access to the outdoor seating terrace via double doors and features an inset wood-burning stove with a charming red brick surround. The ground floor is completed by a further reception room, offering versatile uses as a snug, home office or playroom.

Upstairs, an impressive landing, flooded with natural light and offering space for a reading area, leads to three spacious bedrooms. One enjoys a private dressing area, whilst another benefits from bespoke fitted cabinetry. A well-appointed four-piece family bathroom serves all three bedrooms.

Approached via a gated, block-paved driveway, the property offers secure parking for multiple vehicles. A wraparound paved terrace provides a lovely spot for outdoor entertaining, with views over the manicured gardens, which are predominantly laid to lawn, and the neighbouring countryside beyond. To the front of the property is a shared courtyard area and a further driveway, providing additional parking.





Location:

The property lies between the popular villages of Stoke Golding and Higham on the Hill, with a range of local amenities available nearby. Stoke Golding is a well-established village, renowned for its strong community atmosphere and offering local shops, schooling, public houses and attractive countryside walks. The nearby Ashby Canal provides further opportunities for walking, cycling and leisure. The property is also ideally positioned for access to neighbouring market towns and major road networks, providing convenient commuting links towards Market Bosworth, Hinckley and Nuneaton.

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 Road, Hinckley Leics, LE10 0FR. Council Tax Band F.

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 and water.

Heating is provided by an oil-fired central heating system.

Drainage is via a shared septic tank system.

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

Prospective purchasers should be aware that if the private drainage system requires upgrading or replacement, it is assumed that all associated costs have been factored into any offer made. These costs will remain the responsibility of the purchaser. Interested parties are advised to carry out their own investigations, as no further information will be provided 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.





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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.

Property Imagery Disclaimer:

Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.



Total area: approx. 163.0 sq. metres (1754.3 sq. feet)



