



## Shackerstone Walk

Carlton





Alexanders



# Carlton House

Shackerstone Walk, Carlton

- Impressive traditional farmhouse meets modern stylish living
- Manicured lawns with beautifully stocked borders
- Ample parking for six vehicles
- Stunning outdoor terraces with breath-taking views
- Lovingly renovated
- 4,100 square feet of space inside
- Sought after settlement in Leicestershire
- EPC Rating E / Council Tax Band G / Freehold

## General Description

Carlton House is something really quite special, this impressive traditional farmhouse meets modern, stylish and captivating interiors adjacent to farmland on the edge of this lovely rural settlement of Carlton.

## Accommodation Summary

This exceptional period home has been lovingly renovated over the last 28 years of ownership, retaining many of its original features yet with an emphasis on modern convenient living. The fittings and finishes are exemplary and of the finest quality and all internal services are as new. The external fabric and outbuildings have been paid the same attention to detail in their restoration and adaptation to modern living with a generous floor area of just over 4,100 square feet including five double bedrooms, two bathrooms, dressing room to main bedroom. There are three reception rooms, large country kitchen/dining room, utility room, WC, cellar and three useful stores.







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## External

Outside, the rear gardens have been beautifully designed in a traditional style; perfect for entertaining. Expect to find manicured lawns with beautifully stocked borders and hedging with several seating terraces enjoying the open views beyond. To the side of the property there is ample parking for six vehicles and has opportunity for the erection of a detached double garage subject to planning permission.

## Location

Carlton of course is one of the most sought after settlements in Leicestershire just a mile away from the beautiful historic market town of Market Bosworth. The setting is within some of the country's most wonderful countryside with endless walks, Ashby canal, open fields and a history going back to the Tudors and beyond, along with its thriving community and village pub/café.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

## Tenure

Freehold.

## Services

We are advised that mains electricity, water, and drainage are connected. The property is serviced by oil heating

## Local Authority

Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley LE10 0FR (01455) 238141. Council Tax Band G.

## 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.

## 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.











Viewing by appointment only

**Alexanders**

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## Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471  
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.

General Note - These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.





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