





COMMON FARM

# Barton Road

## Carlton

- A rare opportunity to acquire this former farmstead
- Set in circa 22 acres on the outskirts of Market Bosworth
- Main farmhouse over 3,772 square feet of living space
- Barn B over 1,252 square feet of living space
- Barn C over 1,893 square feet of living space
- Range of commercial/industrial/stable buildings
- Formal gardens and grounds
- Private gated entrance
- EPC Ratings: Main House: D / Barn C: C / Barn B: C
- Council Tax Band: Main House: E / Barn C: D / Barn B: D

### General Description

Common Farm is an incredibly magnificent former farmstead set in approximately twenty two acres, set on the outskirts of the historic Market Bosworth and the ever-popular village of Carlton.

Set behind imposing twin gates the site extends to c. 22 acres or thereabouts enclosing a number of buildings comprising three private dwelling units to include the main house, a part two storey barn conversion and a single storey barn conversion, to the side of which is a range of commercial and industrial buildings and top of the range equestrian facilities, all surrounded by pasture land with some c.11 acres to the north and a further c. 11 acres to the south, east and west.

The former farmstead was fully rebuilt in 2009 with no expense spared, each part of the design and build was considered with meticulous attention to detail resulting in a fine example of a country home that has all the modern requirements of luxury family living, whilst retaining an abundance of rural character and charm, truly deserving of a property of this stature and calibre.





## The Main House

This imposing country farm house comprises of a two-storey dwelling extending to a gross internal floor area extending in excess of c. 3,772 square feet. Expect to find generous proportions throughout, centred around an impressive oak staircase is the main living room, garden room, dining room, open plan kitchen living, utility room, family room, w.c. and fourth bedroom with en suite facilities. Upstairs there is a study and three bedrooms all boasting dressing and en suite facilities, two of which also offer outside seating areas.





## Barn C

Barn C is the larger of the barns and comprise a part single and part two storey barn conversion extending to a gross internal floor area of over c.1800 square feet this with a layout including a hall entrance, cloakroom, sitting room and dining kitchen with a further open plan living area beyond which is a ground floor bedroom with an en suite shower room off. On the first floor level are two further en suite bedrooms and a dressing room.

To the front of the bar is an extensive block paved courtyard offering excellent parking and pleasant seating terrace. To the rear of the property is a large lawn area with superb open views.



## Barn B

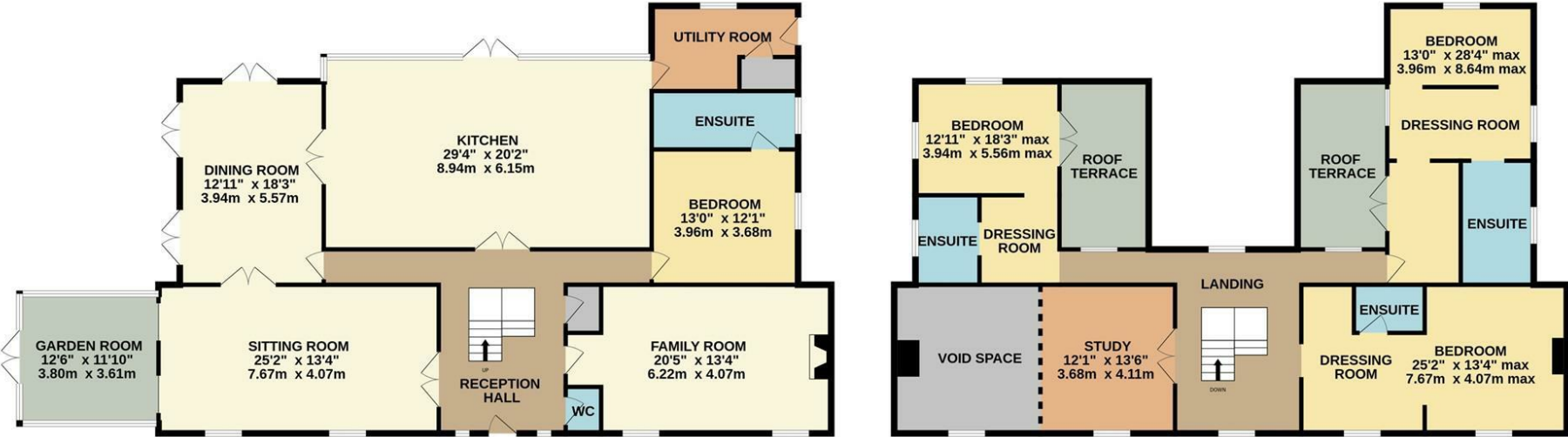
Barn B is positioned at the back of the main house, set behind a lovely landscaped front garden with centre seating terrace and sectioned lawn. The gardens wrap around the barn and are laid mostly to lawn with established trees.

Expect to find, a single storey barn extending to a gross internal floor area of over c. 1,300 square feet with a layout including a hall entrance, cloakroom, sitting room and kitchen with an open plan dining area beyond which are three bedrooms, a bathroom and en suite.





# Main House Floorplan

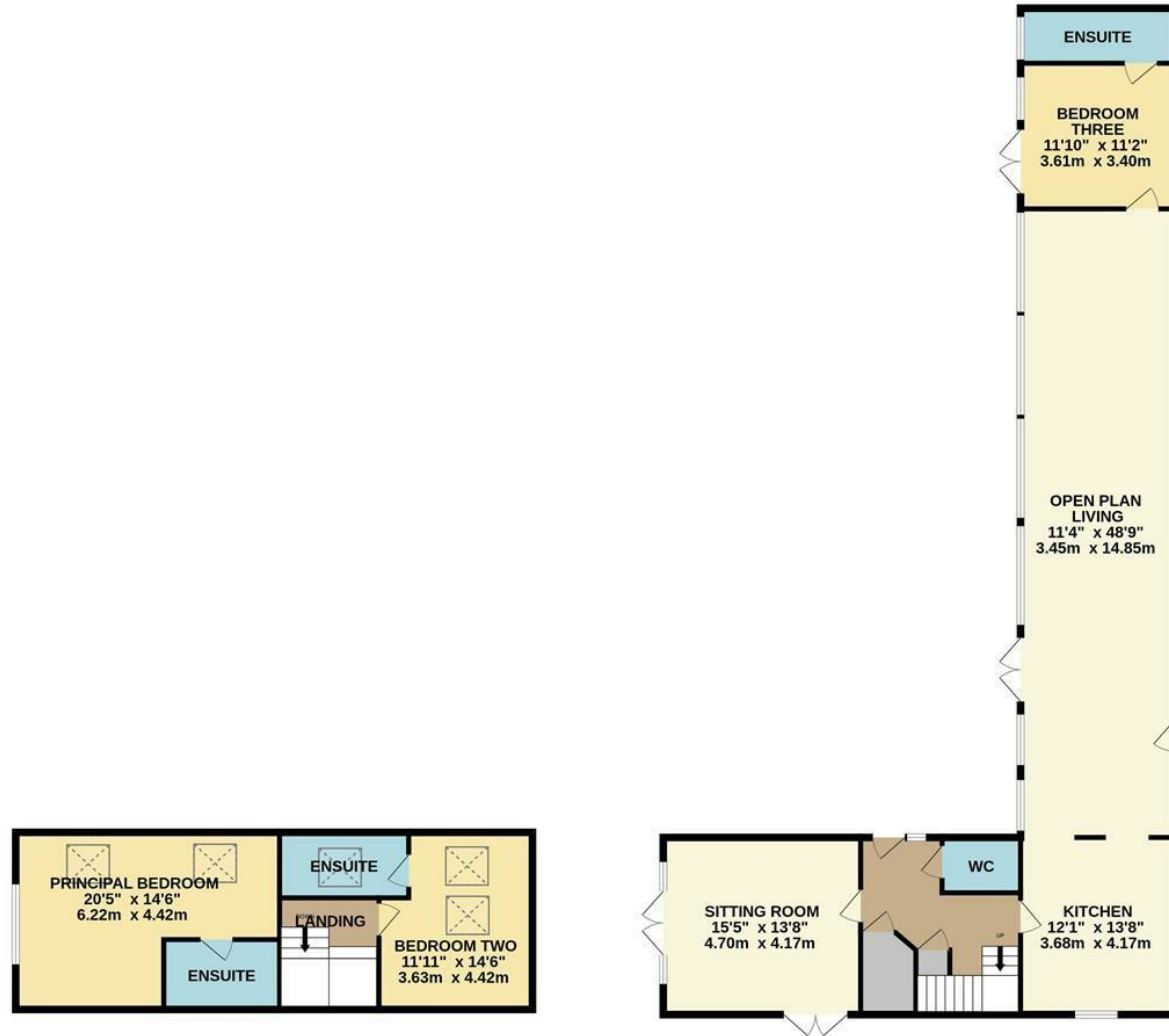


TOTAL FLOOR AREA : 3808 sq.ft. (353.8 sq.m.) approx.

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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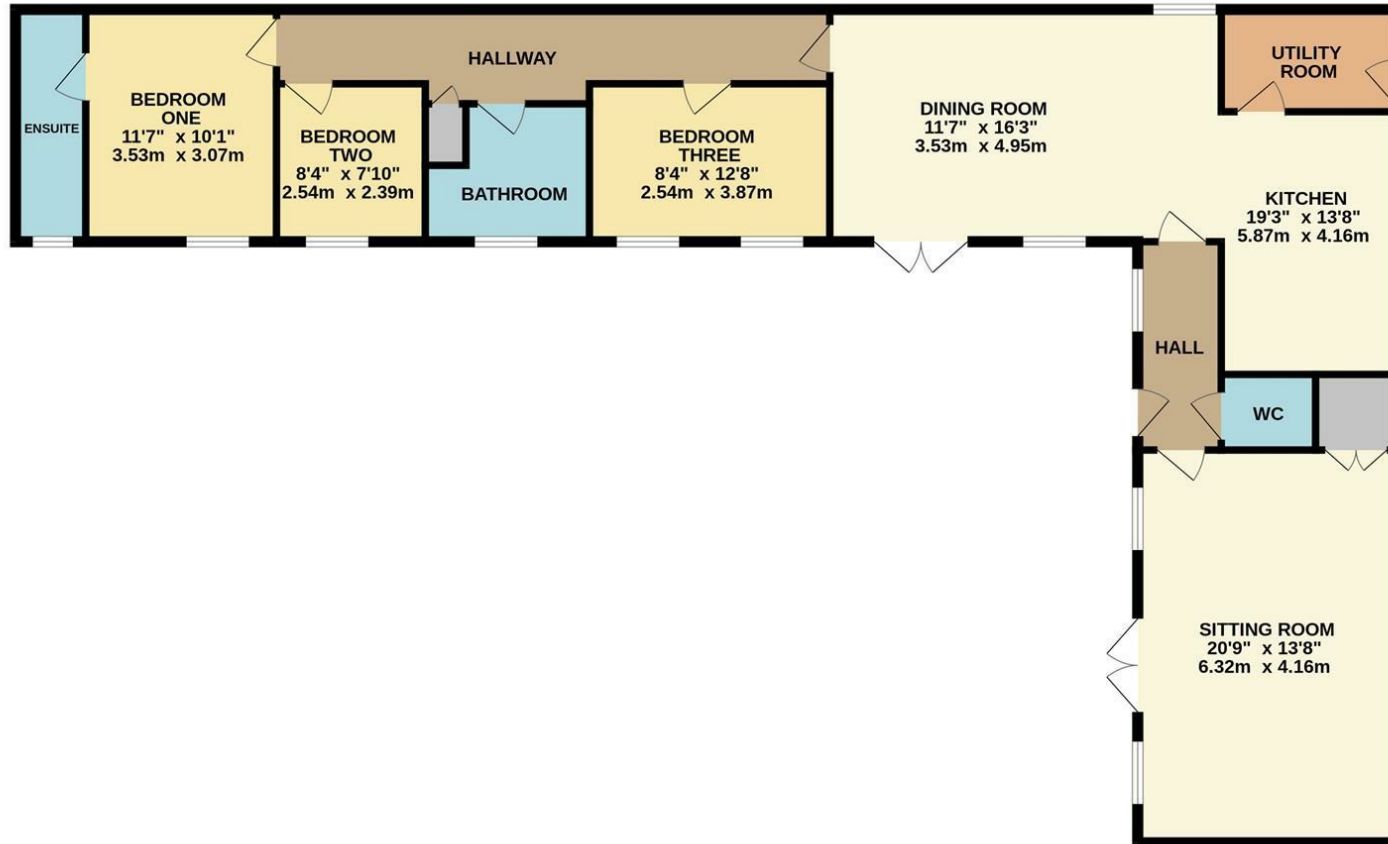
# Barn C Floorplan



TOTAL FLOOR AREA : 1865 sq.ft. (173.2 sq.m.) approx.

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# Barn B Floorplan



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 sq.m.) approx.

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### **Equestrian facilities**

The first class equestrian facilities include a 10 bay Loddon equestrian stable block, with a further 9 stables within the outbuildings. a 'Monarch Consort Plus' horse walker, field shelter and c. 19 acres of designated paddocks with running water.

### **Commercial / Industrial buildings**

Additional to the residential properties is a range of commercial and industrial buildings comprising garage and storage archway at the end of which is an office suite incorporating kitchen and w.c facilities. To one side are further offices with a canteen/meeting room, kitchen and w.c facilities. Adjacent is a large warehouse which links to a further warehouse in turn linking to a further warehouse building. There is a large parking court with space for the access of large commercial vehicles.

The commercial floor areas are as follows:

Garage - c. 53 square metres or 570 square feet

Open arch - c. 31 square metres or 333 square feet

Home offices - c. 61 square metres or 656 square feet

Offices 1 - c. 78 square metres or 839 square feet

Warehouse 1 - c. 223 square metres or 2,399 square feet

Link - c. 13 square metres or 139 square feet

### **Tenure**

Freehold.

### **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.

### **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.

### **Services**

The site has both single phase and three phase electricity, gas, 3 x LPG gas tanks, and 3 x septic tanks. The site is part rated with offices rated at \$6,700.

### **Local Authority**

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141).

The Main House - Council Tax Band E. Barn B - Council Tax Band D. Barn C - Council Tax Band D.

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





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