

A



Alexanders







# Barr Lane

## Higham-On-The-Hill

- Spacious modern farm house
- Four large reception rooms
- Bright kitchen/breakfast room
- Four double bedrooms
- Main bedroom with en suite and dressing room
- Beautiful rear gardens with seating terrace and pond
- Expansive 6.1 acre grounds with stable block
- Stunning south westerly views over sweeping countryside
- EPC Rating D / Council Tax Band G / Freehold

### General Description

Alexanders of Market Bosworth are favoured with instruction to market Cottage Farm, an exceptional country home occupying an impressive position on Barr Lane, Higham on the Hill.

### Accommodation

Internally, expect to find well appointed living accommodation set over two floors to comprise: Large glass entrance porch, reception hall, bay windowed home office, spacious family room with fireplace and bay window, sitting room with fireplace and sliding door accessing the conservatory, open plan kitchen/breakfast room, separate dining room, wc and utility room. Upstairs are four bedrooms and family bathroom. Bedroom one boasts an en suite shower room and dressing room. Bedroom two also has the benefit of a dressing room.

### External

Cottage Farm enjoys views of its formal south westerly gardens and 6.1 acre paddock which includes a gravelled drive leading to the yard and timber stable block. The property is set back from Barr Lane behind an expansive in and out drive with centre front lawn, leading to a block paved driveway providing more than enough parking. Beyond the property is a large seating terrace with feature garden pond, well established borders, mature hedging and lawned area with garden shed.







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### Location

The property is situated in the heart of the pretty village of Higham on the Hill, approximately 2.8 miles north east of Nuneaton. There is a direct train from Nuneaton station to London Euston, travel time 1 hour 3 minutes. Within a short distance is a choice of exceptional independent and state schooling options, and the much revered historic market town of Market Bosworth. Leicester, Birmingham and Northampton are all easily commutable via the motorway network.

### 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

Freehold.

### Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. 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

We are advised that mains electricity and water are connected. The property is serviced by oil heating. Private drainage via Klargester system.

### 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.

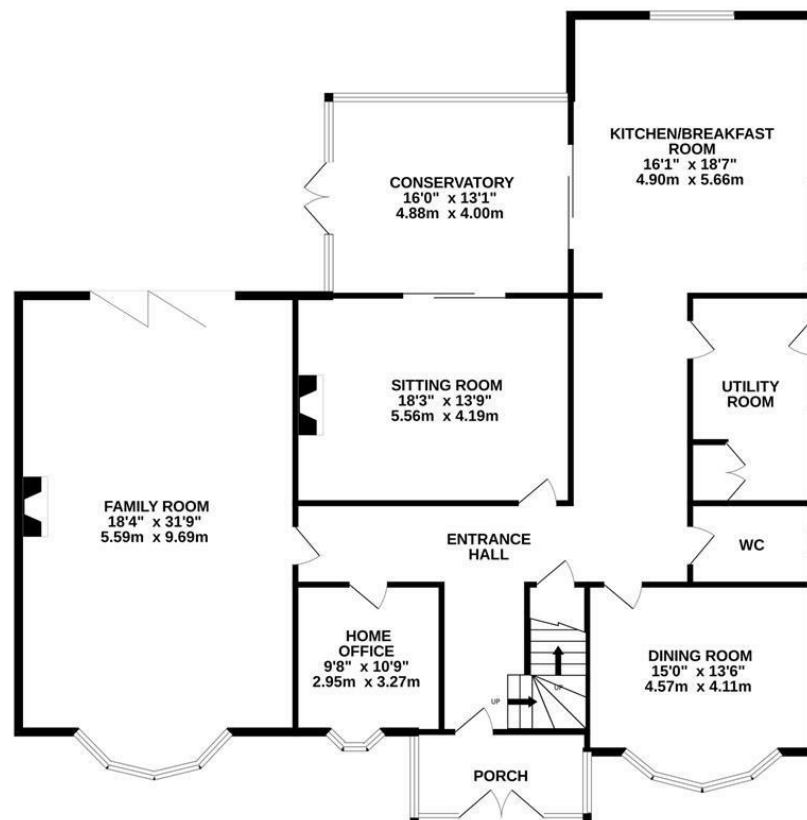




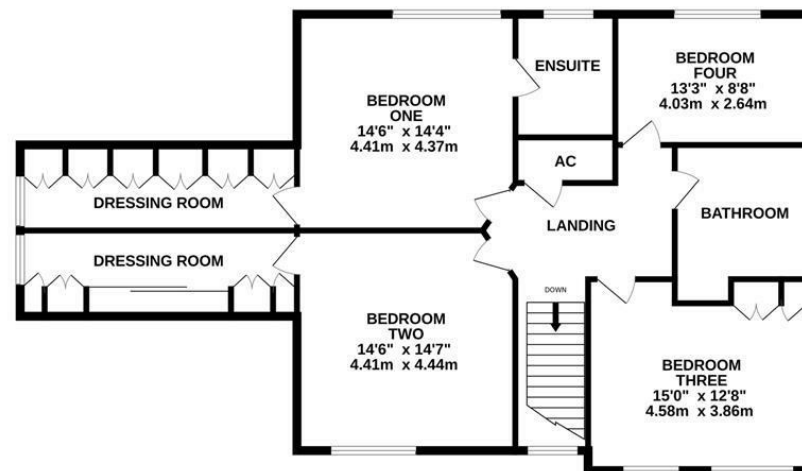




GROUND FLOOR  
2140 sq.ft. (198.8 sq.m.) approx.



1ST FLOOR  
1220 sq.ft. (113.3 sq.m.) approx.



TOTAL FLOOR AREA : 3360 sq.ft. (312.2 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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