



# Main Street Stoke Golding

- Detached period barn conversion
- Single storey living
- Gated walled courtyard setting
- Striking vaulted and beamed ceilings
- Bespoke oak kitchen with granite surfaces
- Triple-aspect open-plan living space
- Character features throughout
- Private rear garden with chapel outlook
- EPC Rating C / Council Tax Band D / Freehold

Set in the village of Stoke Golding, this attractive barn conversion combines original character with modern, practical living. Extending to around 1,105 square feet, the property offers a generous, open-plan reception room that forms the main living space.

The accommodation includes two well-sized bedrooms and two bathrooms. Original features have been retained throughout, adding warmth and interest, while the open-plan layout helps create a bright and welcoming atmosphere.

Outside, the property benefits from parking for two vehicles, a useful feature within the village. Stoke Golding is well regarded for its strong sense of community and attractive surroundings, with local amenities close by.





### General Description:

Hawthorn Cottage is an attractive detached barn conversion, rich in period character and enhanced by bespoke kitchen and bathroom finishes, set within the charming walled courtyard of Park House Court.

Located just off Main Street in the heart of this highly regarded village, the property is accessed via electric double cast-iron gates, opening onto a central turning circle with resident parking bays. The courtyard is framed by shared walled gardens with mature trees, while a further cast-iron pedestrian gate provides convenient access to the village centre.

### Accommodation:

Internally, the property showcases a wealth of original features throughout its impressive circa 1,105 square feet of accommodation, including a striking pitched and beamed ceiling, exposed brick columns, inset wall beams, numerous dual-aspect windows, and solid oak flooring. The generously proportioned layout centres around a large entrance hall leading into the triple-aspect open-plan kitchen/diner/lounge. The kitchen is fitted with a range of matching oak base units set to three walls, with granite work surfaces, a double breakfast bar, inset one-and-a-half stainless steel sink with mixer tap, and space for appliances. Windows to the front, side and rear elevations provide excellent natural light to the living space. A separate utility room offers additional storage, with space and plumbing for laundry appliances.

The principal bedroom is positioned to the front of the property and benefits from a vaulted beamed ceiling, a full-height picture window overlooking the courtyard, exposed brick detailing, and a private en-suite shower room. A second generously sized bedroom is served by the main family bathroom.

### Gardens and land:

Beyond the front courtyard, gated access leads to the private rear garden, enclosed by established hedgerow planting on three sides. Designed for low maintenance, the garden is laid with gravel, flagstone paving, and a patio area, enjoying an attractive outlook towards the adjacent chapel and partial views across open countryside.

### Agents Note

The property is situated within a Conservation Area

### Location:

Stoke Golding is a popular Leicestershire village offering a strong sense of community and well-regarded local schooling, including primary education within the village, with further options nearby. Amenities include local shops, pubs, a village hall, and recreational facilities, with more extensive services available in neighbouring Market Bosworth and Hinckley. The village is well placed for commuters, with good road connections via the A5 and nearby access to the M69, while rail links are available from Hinckley and Nuneaton for wider regional travel.

### 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. Monthly Maintenance charge applies £50.

### Local Authority:

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





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 gas, electricity, water, and drainage.

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.

Technical Information:

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

Plans and Boundaries:

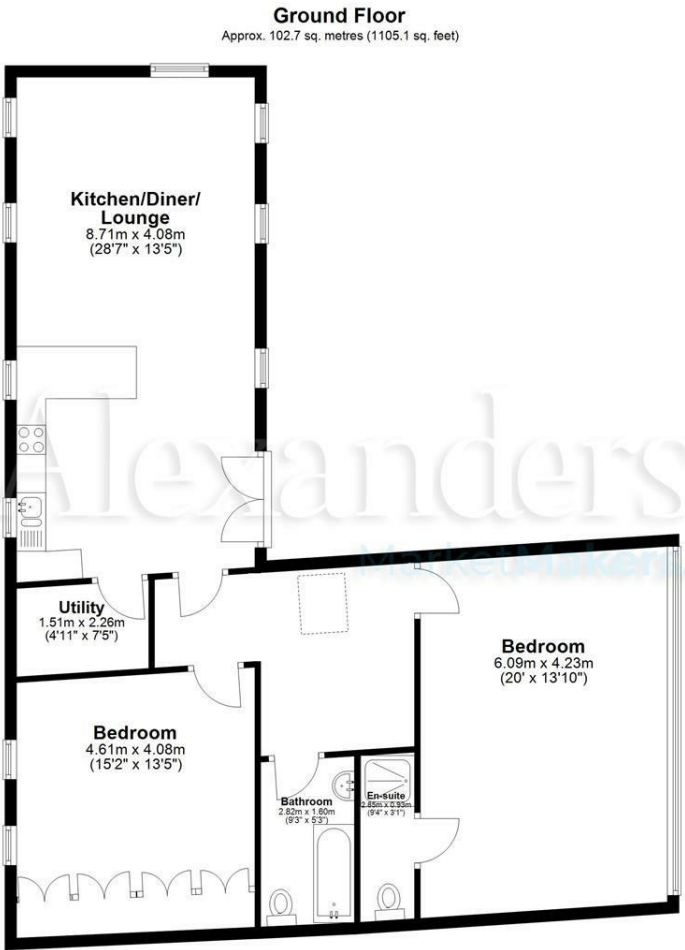
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their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

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.



Total area: approx. 102.7 sq. metres (1105.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



