



The Barn House

Groby Lane | | Newtown Linford | LE6 0HH

Guide price £725,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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A unique and rare opportunity to acquire this substantial and most attractive character property, set in arguably one of the most picturesque village locations in Charnwood. The property has a quintessentially English Country Cottage appearance, with stone facade and graduated Swithland Slate roof. The accommodation is flexible, with lounge, dining room, breakfast kitchen, family room and utility room. There is a study/bedroom 4 with adjacent shower room, whilst the first floor offers three bedrooms, a shower room and bathroom. Outside, the property is well presented, although ready for modernisation and is set in a perfect position for walks in nearby Bradgate Park.

- Unique Character Property
- Double Garage & Mature Gardens
- Lounge & Dining Room
- Three Bath/Shower Rooms
- Gas Central Heating
- Gated Driveway
- Three/Four Bedrooms
- Breakfast Kitchen & Family Room
- Close to Bradgate Park
- Double Glazing



*'Unique
Character
Property'*



Entrance Hall

With a latched, Oak front door incorporating decorative glazing. There is a tiled floor and access to -

Shower Room

A useful ground floor shower room, lending itself to be used in conjunction with the adjacent Study/Bed 4. Fitted with a quality three piece suite comprising low level flush w/c, wash hand basin and double shower cubicle, Oak storage units, tiled floor, heated towel rail and window to the side.

Study/Bed 4

A flexible room with laminate flooring, windows to three sides and a great potential as either a snug, study or bedroom 4.

Dining Room

A characterful room with an Oak sided staircase, windows to either side and ample space for dining table and chairs.

Lounge

A lovely room with windows to three sides including a bay window, stone style fireplace surround and ample space for furniture.

Breakfast Kitchen

A spacious kitchen with window to the side, a vast range of wall and base mounted units and some integrated appliances. There is tiled flooring and access to the family room.

Family Room

A spacious room enjoying window to the side and a sliding patio door to the rear out into the garden. There are steps up to the utility room.

Utility Room

With units, space for appliances and a window and door to the side.

First Floor Landing

A spacious landing with access to all rooms and windows to the rear.

Bedroom 1

An impressive bedroom with windows to the side and front, high level ceilings and ample space for bed and bedroom furniture in addition to the fitted wardrobes.



Bathroom

Adjacent to the principal bedroom, this well proportioned bathroom has low level flush w/c, wash hand basin, bidet and bath. There is a window to the front.

Bedroom 2

With ample space for bed and with fitted wardrobes, window to the front and side.

Bedroom 3

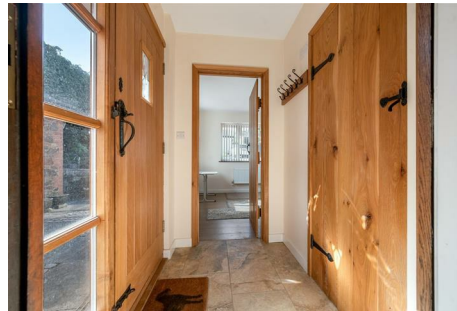
A good sized room ideal for use as a single bedroom or study and with a window to the front.

Shower Room

Fitted with a three piece suite comprising low level flush w/c, wash hand basin and shower cubicle, window to the rear.

Outside

Behind impressive timber double gates, there is a spacious gravel driveway. The garden is a good size with mature shrubs, plants and trees. The property is joined at the rear to the neighbours garage.



The Area

Newtown Linford is a highly desirable village in Leicestershire, renowned for its picturesque setting on the edge of the historic Bradgate Park. The village features charming stone cottages, scenic countryside walks, and a welcoming community, complemented by traditional public houses, a tearoom, and local amenities. Benefiting from excellent transport links, Newtown Linford provides convenient access to Leicester, Loughborough, the A50, and the M1 motorway, making it an ideal location for those seeking a peaceful rural lifestyle with outstanding connectivity.

Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and



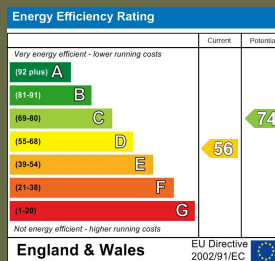
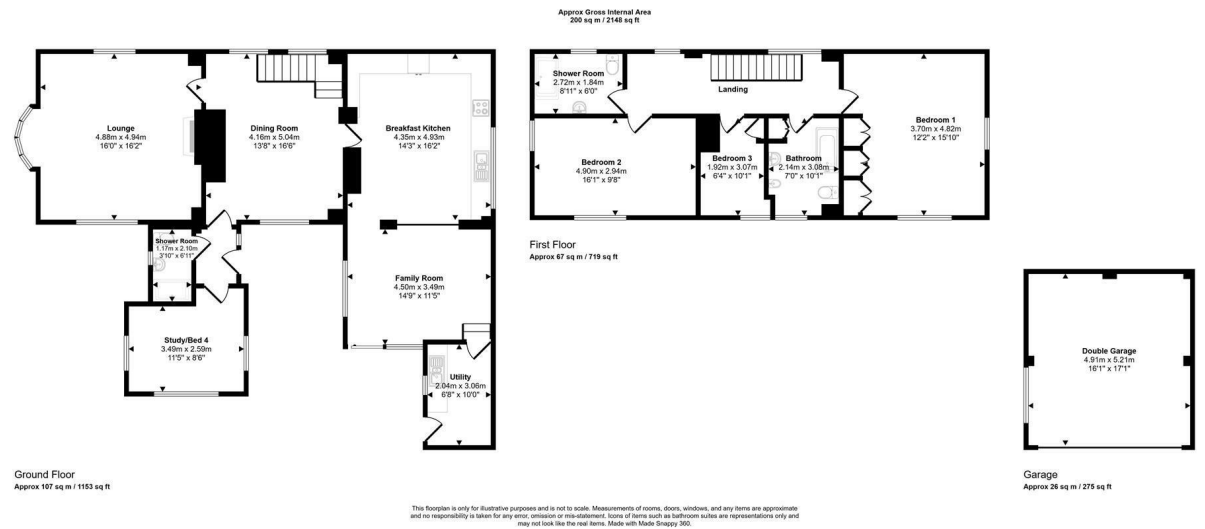
floor plans are for guidance only and should not be relied upon as statements of fact.

- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en_gb/broadband-coverage
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



'Walking Distance To Bradgate Park'





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