



Sales & Lettings
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Elms Farm 70 Main Street, Higham On The Hill, CV13 6AH

£1,950 PCM

Grade II listed farmhouse in the heart of Higham on the Hill. Accommodation with gas fired central heating includes three reception rooms, beautiful burr oak fitted dining kitchen, study, utility room and ground floor w.c. On the first floor is a master suite with beamed ceiling, dressing room and en suite shower room, three further double bedrooms, family bathroom and separate shower room, and additional first floor room suitable for a variety of uses. Outside is a large workshop, store, walled courtyard gardens and large lawned gardens, ample off road parking.

- Grade II Listed Farmhouse
- Heart of village location
- Four reception rooms
- Burr oak fitted kitchen & utility
- Master bedroom suite
- Three further bedrooms
- Large private gardens
- EPC Rating D

5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Lettings: **01455 240932** Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS

Lettings: **0116 3667012** Sales: **0116 2796543**



General

Grade II listed farmhouse in the heart of Higham on the Hill. The property is currently undergoing a programme of redecoration throughout and the accommodation includes three reception rooms, beautiful burr oak fitted dining kitchen, study, utility room and ground floor w.c. On the first floor is a master suite with beamed ceiling, dressing room and en suite shower room, three further double bedrooms, family bathroom and separate shower room, and additional first floor room suitable for a variety of uses. Outside is a large workshop, store, walled courtyard gardens and completely private lawned gardens, ample off road parking.



Location

Higham on the Hill is a popular village with a primary school and public house. The village is extremely accessible within easy reach via the A5 of the M42 and M69. There is a high speed train service from Nuneaton to London and Birmingham.

Entrance Hall

With door to the courtyard, tiled floor, door to enclosed staircase and door leading down to the cellar.

Cellar

7'08 x 8'11 (2.34m x 2.72m)

A staircase leads down from the entrance hall to a cellar suitable for storage.

Fitted Dining Kitchen

17'03 x 14'07 (5.26m x 4.45m)

Expensively fitted with an extensive range of oak and burr oak base, larder, wall and display cabinets and central island unit, with elm working surfaces over and inset white ceramic belfast sink with mixer tap over, Aga gas fired range with four ovens, two circular and one flat plate, limed beamed ceiling, twin windows to the courtyard, terracotta and grey tiled flooring with underfloor heating, elm dining table and dining chairs, built in dishwasher, built in refrigerator, pull out bin and tiling around cooker and work surfaces.



Utility Room

10'10 x 14'05 (3.30m x 4.39m)

With oak and burr oak fitted base units, elm working surfaces over and inset ceramic belfast sink, tiled surrounds, central heating programmer, limed oak ceiling with inset spotlights, natural faced brick wall with coatrack and hooks, door to courtyard, window to courtyard, tiled surrounds to worktop, tiled flooring with underfloor heating, and door to fitted cloakroom. (washing machine will be removed)



Fitted Cloakroom

With Victorian style high flush w.c., wash basin on vanity unit with mirror over, beamed ceiling, tiled floor, multi paned window to the front elevation.



Dining Room

14'04 x 11'0 (4.37m x 3.35m)

With limed beamed ceiling, window to the front elevation, underfloor heating.



Lounge

14'01 x 13'05 (4.29m x 4.09m)

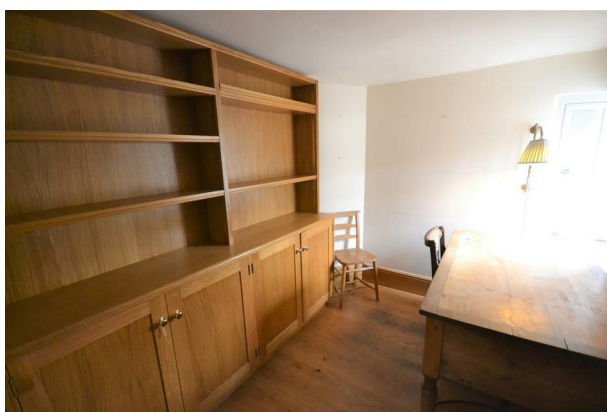
With window to the front and rear elevations, brick fireplace surround with open grate (ornamental use only), tiled hearth and inset cupboards, limed oak beamed ceiling, tiled floor with underfloor heating, door to the front elevation. Step up to the study.



Study

8'10 x 7'02 (2.69m x 2.18m)

With window to the front elevation, oak plank flooring, extensive range of fitted cupboards and bookshelving, large oak desk, radiator.



Snug

14'02 x 11'01 (4.32m x 3.38m)

with tiled floor having underfloor heating, windows to the front and rear elevations, open fireplace with stone surround and hearth (ornamental use only), limed oak beamed ceiling, extensive range of fitted bookshelving, antique pine corner cabinet.

Staircase To First Floor Landing

An enclosed carpeted staircase with natural wood finished handrail and balustrade leads up from the entrance hall to the first floor landing which has access to four bedrooms and family bathroom. There is a window overlooking the courtyard, radiator, and built in cupboard with shelving.

Master Bedroom Suite

14'06 x 17'09 max/16'04 min (4.42m x 5.41m max/4.98m min)

with open vaulted beamed ceiling, windows to two elevations, oak plank flooring, two double radiators and door off to the dressing room.



Dressing Room

7'10 min x 7;01 (2.39m min x 2.13m;0.30m)

With window to the side, oak plank flooring, beamed ceiling, built in cupboard, shelving and open clothes railing, double radiator and door to the en suite shower room.



En Suite Shower Room

10'09 x 6'10 (3.28m x 2.08m)

with oak flooring, white suite comprising Victorian style pedestal wash basin with hand painted tiled splashback and mirror over, low flush w.c., double shower cubicle with mains shower, mermaid board and glass block wall, beamed ceiling, window to the front elevation.

Bedroom Two

14'03 x 11'0 (4.34m x 3.35m)

with vaulted beamed ceiling, window to the front elevation, double radiator and fitted carpet.



Bedroom Three

10'10 x 12'05 (3.30m x 3.78m)

With Victorian ornamental fireplace (not to be used), window to the front elevation, oak plank flooring, built in cupboard/wardrobe.

Bedroom Four

14'01 x 11'09 (4.29m x 3.58m)

With window to the front elevation, oak plank flooring, Victorian style ornamental fireplace (not to be used), radiator. (bed will be removed)

Family Bathroom

9'04 x 7'04 (2.84m x 2.24m)

With cast iron rolled top bath with ball and claw feet, Victorian style pedestal wash basin, w.c., wall mounted mirror, window to the front elevation, wall frieze, tiled flooring, half tiled walls.



Inner Hallway

From the fourth bedroom there is an inner hallway leading to a further shower room and nursery, playroom or home office.

Fitted Shower Room

8'05 x 6'01 (2.57m x 1.85m)

With white suite comprising close coupled w.c., wall hung wash basin, corner shower cabinet, wooden flooring, inset ceiling spotlights, chrome heated towel rail.



Additional Upstairs Room

13'07 x 10'03 (4.14m x 3.12m)

Approached via bedroom four and the further inner hallway is another room suitable for use as a nursery, playroom or home office. It is light and bright with dual aspect windows, oak plank flooring, loft access hatch.



Outside

The property is best approached from the rear courtyard, via a brick surfaced driveway which leads to the walled courtyard.

Courtyard Garden

The courtyard is walled to the sides and has a timber pergola with mature wisteria, roses and honeysuckle, an ancient covered well and low brick walled planting beds.



Main Garden

The main garden area is laid to lawn and is completely private. It has a wealth of mature trees and shrubs.



Parking Area

From Main Street, there is a brick surfaced driveway (shared with the adjacent property) leading to a large area suitable for parking several cars.



Workshop or Store

17'0 x 13'10 (5.18m x 4.22m)

Built into the property is a large integral building suitable for use as a workshop or simply for storage. There is power and lighting.

Additional Brick Store

To the side of the stables is a further store available for use by Elms Farm.



Council Tax

Local authority is Hinckley & Bosworth District Council and the property is band E.

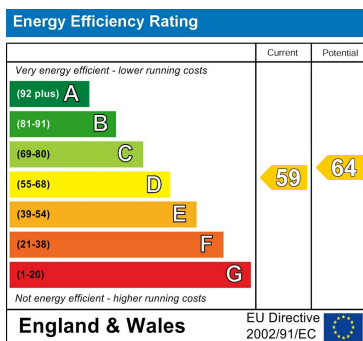
Basement

Ground Floor

1st Floor



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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