



The Coach House 37a Church Street,
Appleby Magna,
, DE12 7BB





£1,400,000

GENERAL

The Coach House is a house of considerable character set in approximately 1.55 acres in the heart of the Appleby Magna conservation area. The property was substantially extended and re modelled some 20 years ago, to the design and specification of the current owners. The works were carried out with considerable flair and some really interesting features were incorporated into the property. The accommodation is centred around the sensational reception hall with vaulted ceiling, which rises through the full height of the house. There is a wonderful living kitchen with French doors opening onto the garden and a sitting room with wood burning stove, also with French doors opening onto the garden. On the ground floor there are three further reception rooms and on the first floor there are five bedrooms with an ensuite to the master. There is a separate one bedroomed annexe included in the sale.

It is ideally suited to the modern work-from-home and extended family living. Utilising the barn and lean-to stables whilst offering a tennis court, extensive lawned area and the mature apple/pear orchard.

It represents a unique opportunity for the purchaser to develop their own plans or implement the existing outline planning for an additional extensive 3500 sq ft property. Alternatively, seeking approval for the conversion of the barn into a 6/2 function room which has lapsed early in 2026 for national and international travel. The site is within the attractive village of Appleby Magna and offers quick and easy access to Birmingham, Leicester, Derby and Nottingham, all within 30-40 minutes. Birmingham Airport and East Midlands Airport are also easily accessible. The village has its own primary school, and two pubs and is also within minutes of the highly acclaimed private schools of Twycross School, Market Bosworth and Ashby. Whilst the property has extensive play all-season opportunities within its' garden, the village has active adult and child cricket and football clubs.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into reception hall.



PLANNING PERMISSION

(Application No. 20/01118/OUT) for the erection of one detached dwelling and associated garage (outline details of access included) was granted on 19 January 2023. Details of the application and plans are available on the North West Leicestershire District Council's website or on request from Fox Country Properties. There was an indicative drawing included in the submission, suggesting the house would include five bedrooms and be approximately 3400 square feet.

It should be noted that as the consent is outline only, a detailed application must be submitted to determine the location, design and size of the new dwelling.

CATHEDRAL STYLE HALL

The property's style is set by a sensational cathedral-style feature hall and minstrel's gallery. There is a vaulted ceiling, solid oak floor, exposed handmade bricks and oak framing.

CLOAKROOM

Easily accessed from the central hall. WC and wash hand basin.

SITTING ROOM

19'9" x 16'4"

A lovely light room with French doors opening into the garden. The principal feature is the magnificent fireplace with wood-burning stove. There are interesting roof timbers and three central heating radiators. Double doors into the living kitchen.

DINING ROOM

19'8" x 12'7"

There are exposed timbers to the ceiling, two cast iron radiators and door to a large walk-in cupboard with 3 windows. Doors to the entrance hall and music room.

MUSIC ROOM

12'8" x 12'6"

Cast iron radiator. Doors to snug, dining room and reception hall.

SNUG

13'6" x 13'4"

There is a large feature window overlooking the courtyard, a bathstone fireplace and two beams to the ceiling. Cast iron radiator.

LIVING KITCHEN

19'10" x 16'4"

A charming room with some exposed timbers and brickwork. There is an oak boarded floor and the kitchen area is fitted with a comprehensive range of base and wall units with hardwood work surfaces incorporating a double porcelain sink. There is a Rangemaster cooker with a five burner gas hob, hot plate, two ovens and a grill. In one corner of the kitchen there is a larder. French doors open onto the garden.

UTILITY ROOM

Plumbing for a washing machine, sink and full-height fridge freezer. Back door access to the side drive and garden.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

MINSTRELS GALLERY

Extensive Minstrel's Gallery landing with views into the stunning central hall and garden, allowing access to the East and West Wings of the bedrooms and a walk-in airing cupboard.

MASTER BEDROOM

14'2" x 13'

A stunning bedroom leads to a balcony that overlooks the south-facing garden, orchard and tennis court. It has a wood beam vaulted ceiling expanding the bright and airy feel.

EN-SUITE

With a corner shower enclosure, wash hand basin and low flush lavatory.

BEDROOM TWO

12'10" x 10'7"

Overlooking the garden with vaulted ceiling. Central heating radiator.

EN-SUITE

With low flush lavatory, wash hand basin.

BEDROOM THREE

14'4" x 13'6"

The next-door room has a dedicated toilet & wash hand basin for the sole use of this bedroom.

BEDROOM FOUR

12'7" x 9'10"

Central heating radiator.

BEDROOM FIVE

9'7" x 9'

Central heating radiator.

THE BARN/ANNEXE

Existing use as a home office and waiting room with cloakroom, and shower. The upper floor is currently storage although previously used as 2 double bedrooms. The opportunity exists to use the space as a separate AirBnB, extended family (stay-at-home children).

Previous detailed planning (lapsed 2023) for a three-bedroom barn conversion has not been implemented.

SITTING ROOM

13'1" x 12'6"

Timber effect floor. Central heating radiator.

RECEPTION

12'4" x 10'

With timber effect floor. Central heating radiator.



SHOWER ROOM

With wash hand basin, low flush lavatory and shower.

ON THE FIRST FLOOR

There is a large roof space.

ROOF SPACE

24' x 8' to 5' eaves height

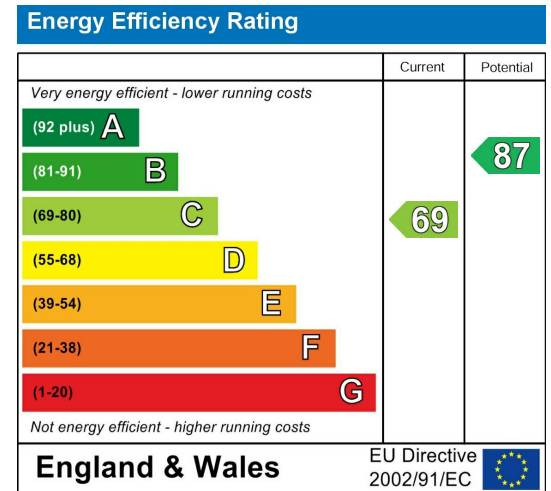
With potential to be divided into two connecting bedroom. (Second measurement to 5'eaves height)

OUTSIDE

There is a stoned courtyard opening onto which is the barn and stable block. A five- bar gate and close boarded gate opens onto a parking area to the side and rear of the house.

THE GARDENS & TENNIS COURT

There are sweeping south-facing lawns have sun throughout the day. The patio adjoining the kitchen and lounge offers afternoon and evening shade. There is a hard tennis all-weather tennis court to the South of the house and a mature orchard.















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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