



Moyles Court Gracedieu
Whitwick, Coalville, LE67 5UG

Guide price £695,000



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William. is delighted to present the rare opportunity to purchase "Moyles Court" – A fantastic equestrian property, set in approximately 1.2 acres, consisting of paddock, timber stables and an immaculately presented three /four-bedroom detached family home which sits at the centre of mature formal gardens, with stunning views over the Leicestershire countryside. This is a truly individual home which must be viewed to be fully appreciated!

This fantastic property has been lovingly upgraded throughout by the existing owners over the past twenty years whilst retaining a wealth of character features, including: Quarry tiled flooring, exposed beams, stone window casements and fireplaces. Versatile accommodation throughout comprises: Entrance hall, ground floor shower room / WC, utility room, study (bedroom 4), drawing room, formal lounge and spacious dining kitchen to the ground floor. Whilst to the first floor are three well-proportioned double bedrooms and a spacious family bathroom with feature rolltop bath.

Externally the property boasts a detached double garage currently divided in two, with a storage room and separate workshop with a staircase which leads up to a secondary storage level. The extensive gravel driveway, which is accessed via a timber five bar gate comfortably provides parking for multiple vehicles. The stables and paddock are easily accessible and the formal gardens are the ideal space for outdoor entertaining!

The location provides fantastic transport links to Leicester, Nottingham & Deby with the M1, A42 & A50 all within easy reach, as well as East Midlands Airport. There are a selection of primary and secondary schools locally and the nearby towns of Ashby-de-la-Zouch and Loughborough offer a host of amenities with Supermarkets, shops, doctors, bars and restaurants. Loughborough train station has regular direct rail links to London St. Pancras International Station.

Viewings are Strictly by Appointment Only.

ACCOMMODATION COMPRISES:

GROUND FLOOR





Entrance Hall
15'7" x 5'10" (4.76 x 1.8)

Office / Playroom
11'2" x 6'9" (3.41 x 2.06)

Ground Floor Shower Room
8'0" x 5'2" (2.45 x 1.6)

Utility Room
5'8" x 4'7" (1.75 x 1.4)

Drawing Room
14'9" x 10'9" (4.5 x 3.3)

Formal Lounge
19'8" x 12'11" (6.0 x 3.95)

Dining Kitchen
13'5" x 12'4" (4.1 x 3.78)

FIRST FLOOR

First Floor Landing

Bedroom 1
13'0" x 9'5" (3.97 x 2.89)

Bedroom 2
10'9" x 8'10" (3.29 x 2.7)

Bedroom 3
13'0" x 7'5" (3.97 x 2.27)

Family Bathroom
10'7" x 7'10" (3.25 x 2.40)

OUTSIDE

Driveway & Double Garage

Formal Gardens

Paddock & Stables

Disclaimer



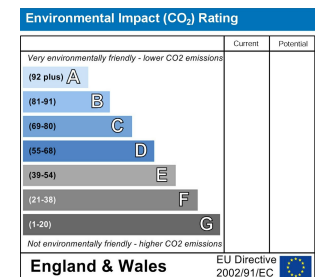
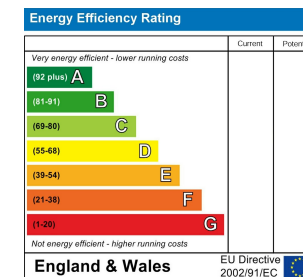
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

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Tamworth Lodge Friars Well Estate & Business Centre, Wartnaby, Melton Mowbray, LE14 3HQ
Tel: 01509 426 106 Email: hello@william-property.com <https://www.william-property.com>