



**LIMBY HALL LANE, SWANNINGTON, COALVILLE**

GUIDE PRICE: £ 800,000

PLOT OUTLINE FOR GUIDENCE ONLY





Rezide are delighted to present Limby Hall Barn, a remarkable five-bedroom detached barn-style residence situated on an impressive 1.5-acre plot surrounded by stunning open countryside. This exceptional home offers an exciting opportunity to complete a grand design project, with much of the heavy lifting already accomplished. Boasting five double bedrooms, five bathrooms, and a wealth of expansive living space, this property is a rare find for those seeking luxury, privacy, and character.

REZIDE

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The current owners, due to a change in circumstances, are now seeking a buyer to take on their vision and complete this breathtaking home. All major structural works have been signed off by building control, leaving only the interior and aesthetic finishes to be tailored to your personal taste. This property offers the ideal canvas to create a truly bespoke forever home.

As you approach the property, the scale and potential are immediately evident. Plans include a zinc-clad exterior and a striking glass entrance surrounding the front door, setting the tone for the modern yet rustic elegance that continues inside. Step through the grand entrance hall, where soaring ceilings reach up to 5.5 metres, creating a dramatic and welcoming space.

The thoughtfully designed layout offers flexibility and flow. The ground floor comprises two bedrooms, three bathrooms, a separate toilet, a study, a games room, and an enormous open-plan kitchen-diner with adjoining snug and sitting room. A utility room and secondary kitchen add practicality and convenience. From the expansive kitchen-dining space, large sliding glass doors open out onto what will be the rear patio area, providing breathtaking









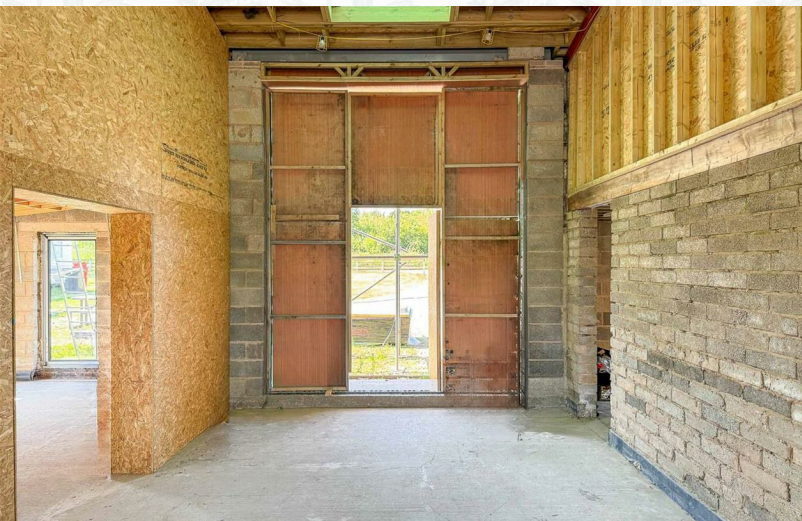


uninterrupted countryside views.

Upstairs, the proposed plans feature three additional bedrooms, two bathrooms, and a beautiful glass balustrade that looks down over the entrance hall, adding a sense of light and openness. The layout can be adapted, subject to planning, to suit individual needs and preferences.

If you're seeking a truly unique property project with all the groundwork in place, Limby Hall Barn offers an incredible opportunity to bring your dream home to life. For further details about the build or to arrange a viewing, please contact Rezide at (01509) 274474.

PLANNING REFERENCE: <https://plans.nwleics.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=R0XB6WLRK6T00>











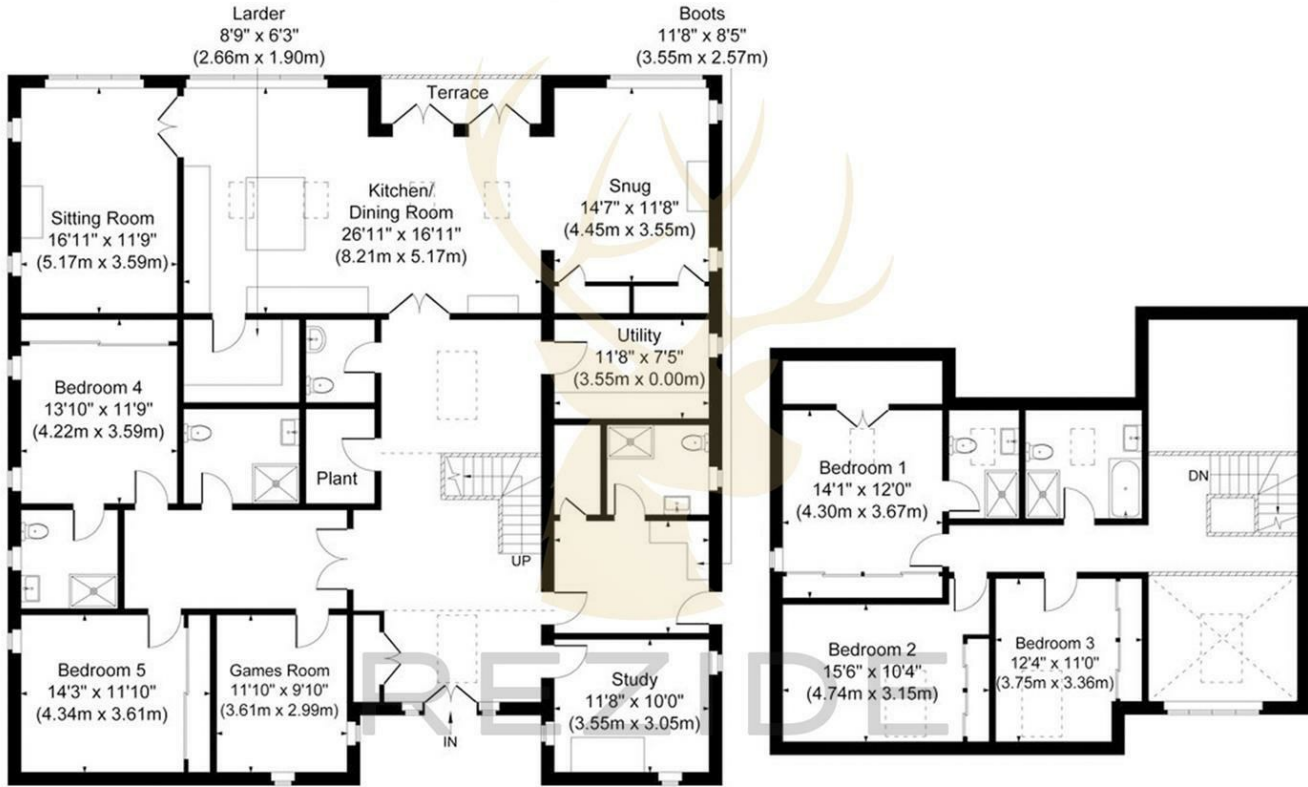






# KEY FEATURES:

Limby Hall Barn, Limby Hall Lane, Swannington LE67 8QF  
Approximate Gross Internal Area = 311 sq.m/3354 sq.ft



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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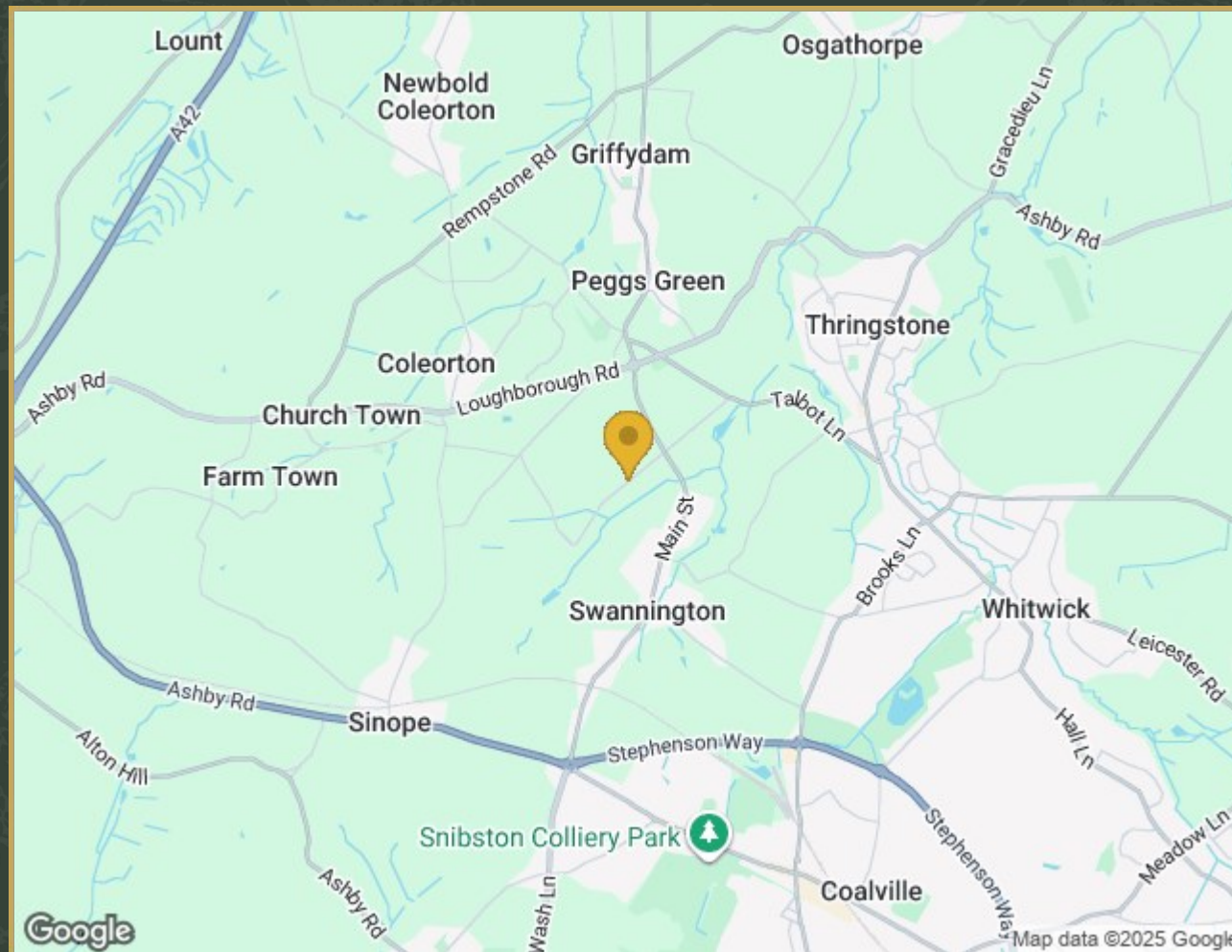


3354.00 sq ft

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                                        |  |                                                                 |           |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------|--|-----------------------------------------------------------------|-----------|
|                                             | Current | Potential                                                                             |  | Current                                                         | Potential |
| Very energy efficient - lower running costs |         |                                                                                       |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |         |                                                                                       |  | (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                            |         |                                                                                       |  | (81-91) <b>B</b>                                                |           |
| (69-80) <b>C</b>                            |         |                                                                                       |  | (69-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                            |         |                                                                                       |  | (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                            |         |                                                                                       |  | (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                            |         |                                                                                       |  | (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                             |         |                                                                                       |  | (1-20) <b>G</b>                                                 |           |
| Not energy efficient - higher running costs |         |                                                                                       |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                             |         | EU Directive 2002/91/EC                                                               |  | England & Wales                                                 |           |
|                                             |         |  |  |                                                                 |           |



# *Property Location*



Limby Hall Barn Limby Hall Lane, Swannington, Coalville, LE67 8QF



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