



The Saddlery, Farm Town Lane, Coleorton, Leicestershire, LE67 8FH

HOWKINS &
HARRISON

The Saddlery,
Farm Town lane, Coleorton,
Leicestershire, LE67 8FH

Guide Price: £650,000

Set within a sleepy Hamlet, offering excellent commuter links, is this unique courtyard barn conversion. Offering flexible accommodation, well appointed throughout with private gardens, this three/four bedroom property benefits from four bathrooms; large living room with feature fireplace; dining hall and granite topped breakfast kitchen with Aga.

Features

- Rural hamlet with ideal commuter links
- Small four property courtyard development.
- No upward chain
- Flexible three/four bedroom accommodation
- Four bathrooms
- Large reception rooms
- Granite topped kitchen breakfast room with Aga
- Private cottage style gardens
- Garage and additional parking



Location

Ideally set on the fringe of this popular village, approximately three miles east of Ashby town centre (a small market town offering a range of local facilities and amenities), Coleorton lies close to the A42 dual carriageway with excellent road links to both the M1 motorway corridor (with East Midland conurbations beyond) and west to Birmingham. The rolling hills of North West Leicestershire and the adjoining villages of Peggs Green, Newbold Coleorton, Worthington and Griffydham offer excellent countryside with National Forest Plantations linked by public footpaths, public houses and nearby amenities and facilities.

Travelling Distances

Ashby de la Zouch - 2.7miles

Derby - 24.3 miles

Leicester - 10.9 miles

Tamworth - 15.2 miles

East Midlands Airport - 8.8 miles

Birmingham International Airport - 29.6 miles



Accommodation Details - Ground Floor

A traditional entrance door leads into the generous dining hall with doors off to a well equipped and beautifully appointed breakfast kitchen. This room features granite topped units with built in appliances and Aga. separate utility room and WC. There is also a large 22 ft sitting room with feature brick fireplace having exposed brick walls and multi fuel burner. The ground floor also provides access to the master bedroom with four piece en-suite and guest bedroom also having a separate en-suite. Both bedrooms benefit from French doors onto the south facing patio and gardens.

First Floor

From the inner hallway a bespoke oak framed split staircase leads to two further bedrooms, one open plan to create a landing /study area and both enjoy en-suite bathrooms





Outside

A shared entrance leads to the courtyard, serving only four dwellings and benefiting from dedicated visitor parking, the driveway leads in turn to a single integral garage with private parking and walled gardens. The gardens have been landscaped to benefit from its southerly aspect with shaped lawns festooned by mature shrubs and floral borders with climbers providing all year round seclusion. There is also a generous patio linking the French doors for both master and guest bedrooms making this an ideal spot for morning coffee or evening dining.



A splendid barn conversion located in a small Hamlet close to excellent road networks, within easy reach of Ashby Town Centre and amenities.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

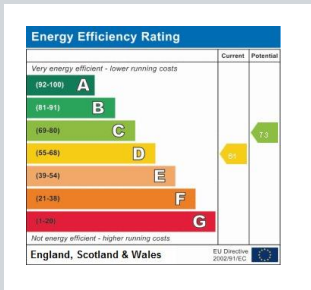
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - 01530 454545

Council Tax

Band F



Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.