



The Dance Apartment 7, Constable Way, Coleorton Hall, Coleorton, Leicestershire LE67 8E7 Offers In Excess Of £650,000

Set within the exclusive development of Coleorton Hall, is this immaculately presented three bedroom first floor apartment. Presented to an exceptional standard, surrounded with immaculately maintained stately gardens. The property exudes character throughout with the internal accommodation comprising of a modern breakfast/kitchen, formal dining room with gallery overlooking the hall grounds, separate reception lounge, principal bedroom with four piece en suite, two further double rooms and a family bathroom. Externally you have access to 50 acres of private, managed gardens as well as a single garage with hard standing for parking.

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

Telephone 01530 410930

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

LOCATION

Coleorton Hall, the former seat of Sir George Beaumont, provides the magnificent backdrop for a selection of 12 luxurious period apartments, 6 mews houses within the former stables and 29 executive detached houses within the former kitchen gardens. Set within approximately 50 acres of formal gardens, park wood and woodland, the land is ideal for dog walkers, nature lovers or those seeking the country idyll. There are walks around the site and through the woods with views across North West Leicestershire towards Derbyshire and Nottinghamshire, a sweeping private gated access road and driveway and many features including period readings mounted on stone and busts on columns with a thatched summerhouse enjoying views over the principal lawns. The village boasts a popular primary school, several public houses and post office, together with excellent road links to both the A42 and M1 motorway networks with East Midland conurbations beyond. The market town of Ashby de la Zouch, lies within one and a half miles convenient for the National Forest. The Hall is known for inspiring visitors of Sir George and Lady Beaumont to create works of both the literary and artistic world. Perhaps the most famous visitor was Sir Walter Scott who planned the tournament scenes from 'Ivanhoe' whilst staying. Other visitors included: Wordsworth; Coleridge; Shelley and Constable to name but a few. All of the properties have the benefit of modern facilities and amenities with mains services including gas central heating, and managed grounds.

ACCOMMODATION DETAILS

The impressive original staircase rises from the communal entrance hall onto the first floor where this apartment is located. The hallway shows off many original features including a circular balcony overlooking the polyhedral entrance hall, polished stone flooring and magnificent gothic windows. From the inner hallway the property immediately opens up into the first of two reception rooms and works perfectly as a formal dining room with doors leading off to the front elevation giving access out onto the galleried balcony. Heading back inside and accessed from the dining room is an immaculately presented breakfast kitchen offering ample work preparation surfaces as well as a range of floor and wall mounted units. To complete there are a range of Miele integrated appliances and an integrated fridge freezer, dishwasher, washer/dryer, Miele coffee machine and a instant boiling tap. Finalising the living accommodation is the generously sized reception lounge, benefiting a feature fireplace, tall ceilings and floor to ceiling windows this room is ideal for entertaining whilst still remaining homely throughout.

Heading further into the property there are three double bedrooms, bedrooms two and three overlook the surrounding gardens and are serviced by the three piece family bathroom. The principal bedroom however really is a feature of the property boasting a four piece en suite bathroom.

OUTSIDE

The property is approached from a private road accessed through electric gates via a sweeping gravelled driveway, which in turn provides access to both garaging and parking areas together with the main reception. The landscaped

and well maintained gardens of the hall extend to approximately 50 acres and are maintained as part of the estate charge. The gardens and grounds are enjoyed exclusively by the residents and include playing field, large pond, formal lawns, ideal for an evening stroll and acres of woodland with an abundance of wildlife, together with access to the 13th century Norman church. The added advantage of this apartment is the open aspect across the main front lawns with elevated views towards Coleorton village and Grace Dieu. In addition there's also a garage located close by and a parking space for one additional vehicle together with ample visitor parking. There is a communal EV charging point located by the garages.

SERVICE/MANAGEMENT CHARGES

We are advised that there is one service charge for the Estate itself, the ground and gardens and a second charge for the Hall, the building and boiler system.

Service charge for the Hall for 6 Months - £1480

Service charge for the grounds for a month £154

Buildings Insurance for 6 months - £613

(Please ensure that legal advice has been given to clarify these costs)

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - G

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is Leasehold with vacant possession being given on completion

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

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.

We are advised that Coleorton Hall does not have a lift.

Floorplan

Howkins & Harrison prepare these plans for reference only. They are not to scale.

Additional Services

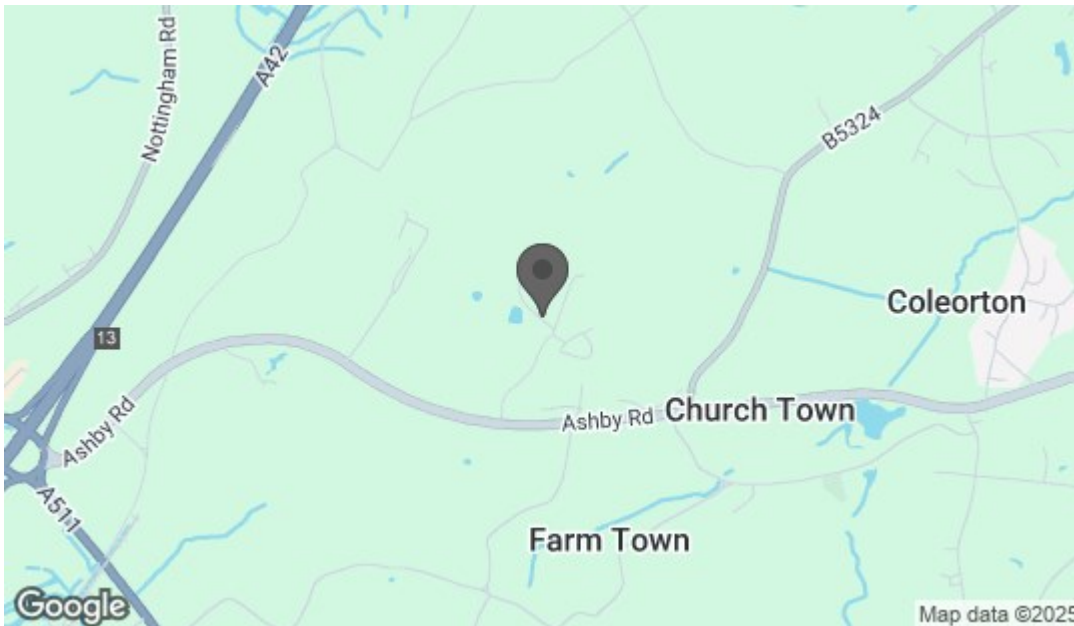
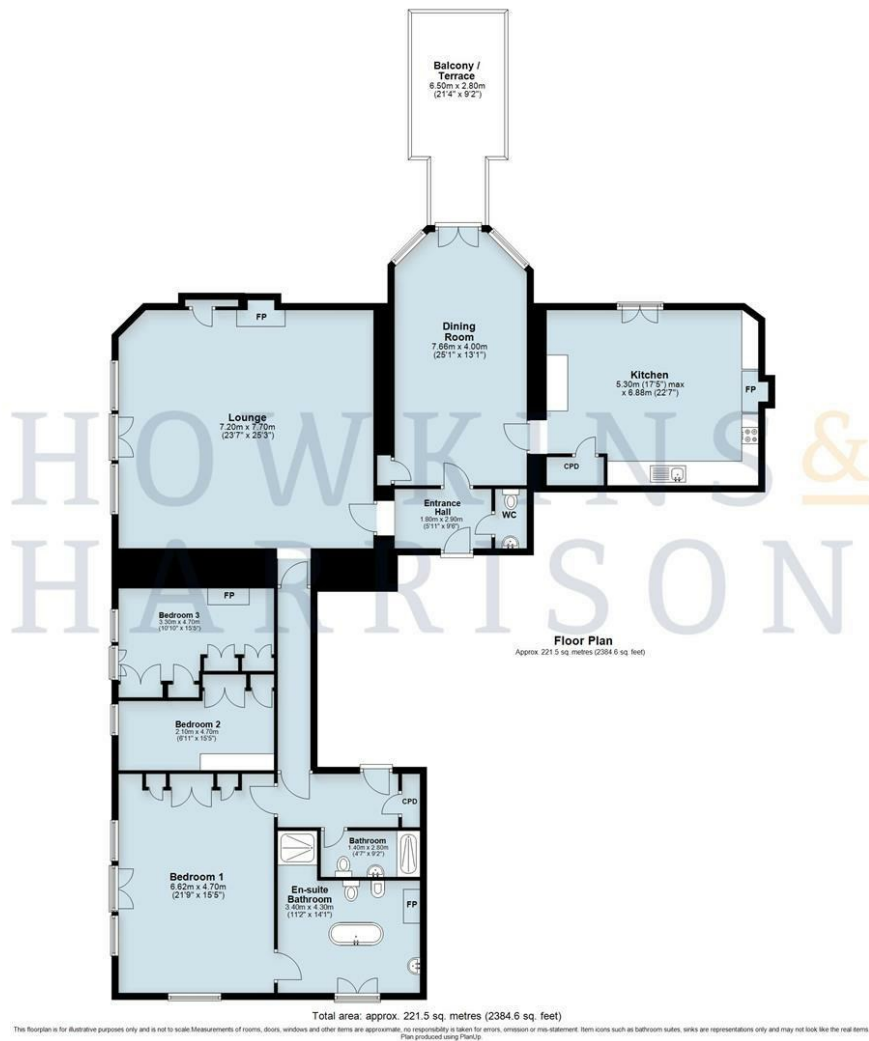
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Important Information

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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