



The Granary, 4 Birchwood Close, Coleorton, Leicestershire, LE67 8GN

HOWKINS &
HARRISON
INCORPORATING ANDREW JOHNSON

The Granary,
4 Birchwood Close, Coleorton,
Leicestershire, LE67 8GN

Guide Price: £625,000

A beautifully appointed and exceptionally well presented four bedroom detached family home. Approaching approx. 2800 sq ft with four reception rooms including a south facing snug/drawing room and conservatory. This delightful property has a bespoke hand crafted kitchen/breakfast room, matching utility room, twin cloakrooms and an integral double garage. A particular feature is the private south facing garden with views over adjacent neighbouring paddocks and is ideal for commuters and those seeking a quiet location and privacy.

Features

- Deceptive approx 2800 sq ft family home
- Semi-rural location with paddock views
- Four separate reception rooms
- South-east facing vaulted conservatory
- Bespoke Harvey Jones kitchen/breakfast room
- Matching utility room with granite tops
- 20ft principal bedroom with en-suite
- Re-fitted en-suite and family bathroom
- Three further generous double bedrooms
- Double 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 - 4 miles

Derby - 24.1 miles

Leicester - 15.1 miles

Tamworth - 16.8 miles

East Midlands Airport - 9 miles

Birmingham International Airport - 30.8 miles

School Distances

Viscount Beaumont's CE Primary School - 1.4 miles

Twycross House School - 10.9 miles

Dixie Grammar School - 9.8 miles

Repton School - 12.2 miles

Loughborough Schools Foundation - 11.6 miles



Accommodation Details - Ground Floor

Large covered entrance canopy with half glazed door leads to the reception hall which features polished wood flooring, built in floor to ceiling cloakroom cupboard and access to the integral garage. Off the hallway there are four reception rooms including a dining room on the front elevation, study with fitted 'Hammonds' units including book case, sitting room with central rustic brick fireplace with log burner fitted and concealed lighting leading to the rear conservatory which has under floor heating and a delightful south-east facing light and spacious snug with walk in bay and French doors to the rear gardens. Also overlooking the rear garden is the beautifully designed and constructed 'Harvey Jones' hand built kitchen with granite work surfaces set in a horseshoe configuration with a range of built in appliances and space for a range cooker, Villeroy & Boch' twin sink, windows overlooking the rear garden and neighbouring paddocks together with integrated lighting and under floor heating. Finally completing the ground floor accommodation is the matching utility room also with granite work surface areas and 'Villeroy and Boch' sink leading to the second ground floor WC.

First Floor

From the reception hall the staircase rises to the generous first floor landing with south-east facing windows overlooking the rear gardens and adjacent paddocks. The main bedroom is located on the front elevation and extends to over 20ft with access to a contemporary fully re-fitted shower room featuring a frameless walk in shower with both hand held and waterfall shower head over. There are three further generous double bedrooms and a fully re-fitted bathroom with a corner bath, vanity wash, concealed WC hand basin and a walk in shower.





Outside

The property benefits from an integral over sized double garage with twin up and over doors, block brick parking apron and shaped front lawns. Gated access leads to the rear gardens which have been landscaped to maximize the south facing aspect with decked patio area and pathways, water feature and easy to maintain bark bed borders to the shaped lawns. There is a part sunken hot tub (available by separate negotiation). The whole rear garden has the benefit of a south facing aspect overlooking neighbouring paddocks.



A superior detached family home having undergone an extensive remodelling programme to include the installation of a bespoke hand crafted breakfast kitchen with matching utility room, re-fitted ensuite and family bathroom with contemporary fittings.





Viewing Arrangements

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

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

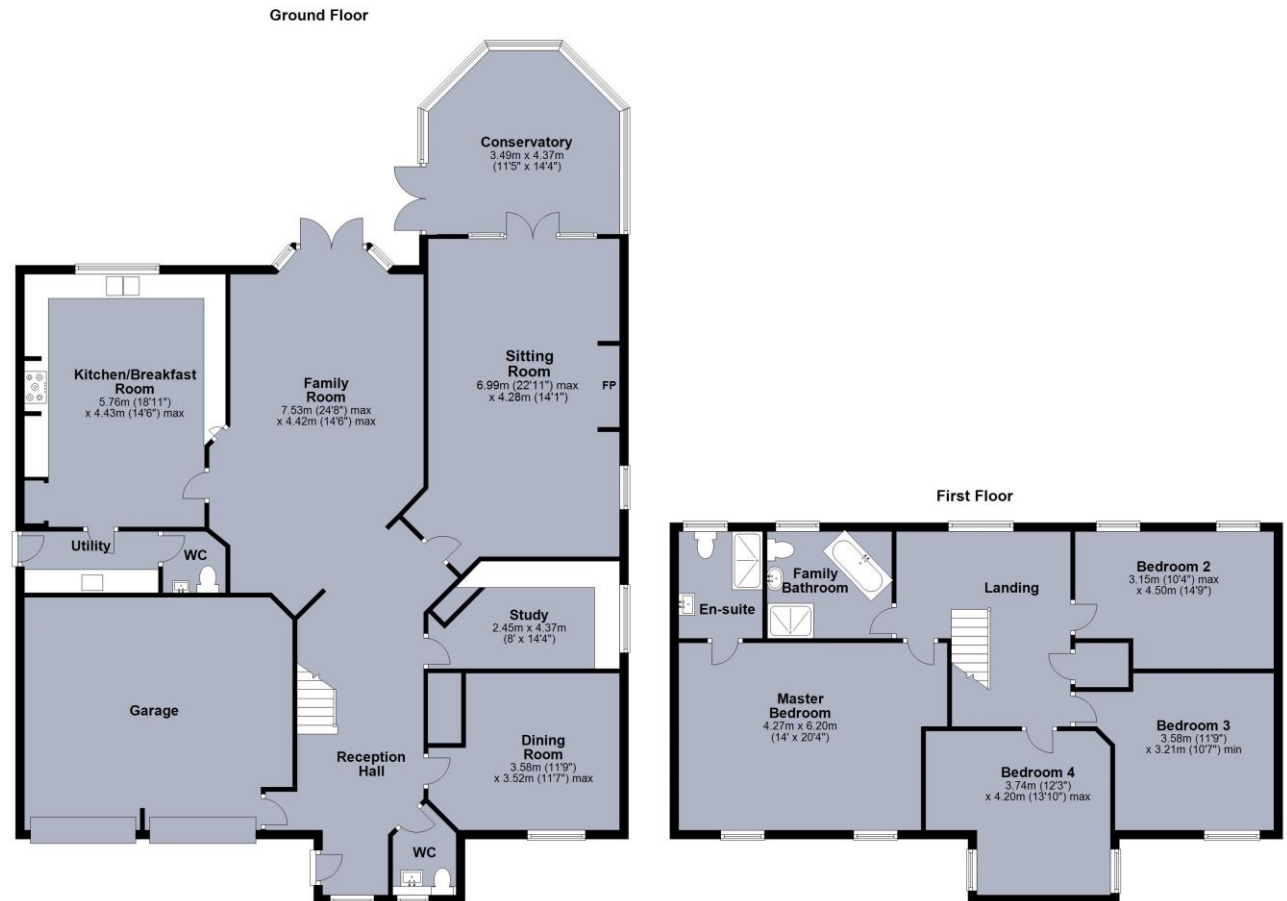
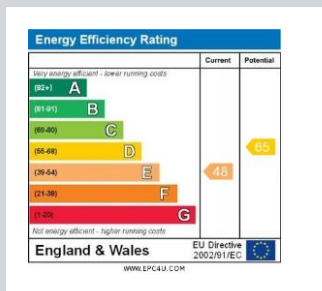
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - 01530 454545

Council Tax

Band - F



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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.



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