



Loughborough Road
Coleorton
LE67 8HF

£895,000

On a SUBSTANTIAL 2 ACRE PLOT overlooking the COLEORTON VALLEY & with over 3,200 sq ft of living space, this DISTINCTIVE 5 BEDROOM DETACHED family home enjoys a VERSATILE INTERIOR with a wealth of CHARM & CHARACTER, landscaped FORMAL GARDENS WITH ORCHARD & sweeping driveway approach



Property Features

- Distinctive Home
- 2 Acres
- Over 3,200 Sq Ft
- Versatile Interior
- Double Garage
- 5 Bedrooms
- 4 Reception Rooms
- Orangery
- Bespoke Kitchen
- No Chain

Full Description

With wonderful views to the rear over the Coleorton Valley and standing in a well screened mature plot of approximately 2 acres of formal gardens, including an orchard & vegetable area, this handsome and distinctive 5 bedroom family home is the perfect rural retreat. Set back off Loughborough Road behind a sweeping driveway approach with more than ample parking and a detached double garage, this spacious family home enjoys an elegant and beautifully appointed versatile interior of over 3,200 sq ft, enjoying a wealth of charm & character, having been carefully maintained by the current occupiers for over 30 years.

With a real life-style opportunity on offer, the property has been creatively adapted with family entertaining in mind, with four principal reception rooms including a wonderful living room, library & family sitting room opening into the

Orangery, a spectacular room with a high vaulted ceiling with exposed roof trusses, taking advantage of the outlook onto the garden. The dining room is perfectly positioned off the kitchen, whilst the open plan living kitchen is very much the heart of the home, enjoying a bespoke range of hand painted units with quartz worktops & central island with a cosy snug, characterised with a Victorian working black leaded range, the large utility room completes the ground floor.

On the first floor are 5 double bedrooms including an en-suite jack and Jill bedroom off the master bedroom and a large family bathroom. Externally, the large mature formal lawned gardens extend to approx 2 acres, including a large paved patio area perfect for outdoor entertaining with koi pond, wrap around lawn perfect for children and a small orchard with soft fruit trees, large vegetable area, a fenced off area for hens, 3 sheds, greenhouse, gazebo, summer-house, detached double garage and plenty of parking.

Lying in a semi rural position within the parish of Coleorton, which is a small village with 3 great pubs, village post office, Church and village primary school, lying approximately two miles from the renowned and historical market town of Ashby-de-la-Zouch which enjoys a comprehensive range of local amenities including shops catering for most day to day needs, schools of all grades, recreation amenities and centres of employment and is also well situated for ease of access to the M1 & M42 leading to many east midlands towns and cities including Loughborough, Leicester, Nottingham, Derby, Birmingham, Tamworth together with East Midlands Airport at nearby Castle Donington.





Ground Floor



Total area: approx. 298.2 sq. metres (3209.3 sq. feet)

First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements