



Blackberry Barn The Moor  
Coleorton Leicestershire LE67 8GD



# Blackberry Barn The Moor Coleorton Leicestershire LE67 8GD

for sale  
£735,000



## Property Description

A stunning detached barn conversion nestling in open countryside with far reaching views and approached via a long drive past open fields and paddocks. The unique property boasts three double bedrooms including master bedroom with en-suite, a large 23ft living room with feature brick fireplace and vaulted ceiling, dining hall, study/fourth bedroom, garden room and kitchen. A delightful South facing courtyard garden with countryside views and informal lawned gardens complete the picture. The property occupies a plot of circa 0.49 acres in total and also benefits from planning permission for further extension.

Ideally set in the popular and much sought after village of Coleorton, which lies approximately three miles east of the bustling market town of Ashby de la Zouch. Easy access to both the M42 and M1 motorways provide excellent links to the wider East Midlands conurbation and beyond. The village is situated within the National Forest and benefits from numerous local footpaths and nearby amenities and facilities.

## Oak Framed Entrance Porch

Having vaulted ceiling, outside power sockets, coat hanging hooks and bespoke oak door leading to: -

## Dining Hall

14' 5" x 10' 9" (4.39m x 3.28m)  
With vaulted ceiling, oak beams, exposed brickwork and slate floor with underfloor heating, exposed feature brick wall, oak framed double-glazed window to the side and oak framed double-glazed door leading directly onto the courtyard area.

## Study/Bedroom 4

10' x 9' 9" (3.05m x 2.97m)  
Having a full height oak framed glass wall leads off with oak framed panels to the porch area, two wall light points and Velux skylight, exposed beams to vaulted ceiling.

## Kitchen

22' 3" x 9' 8" (6.78m x 2.95m)  
The bright kitchen benefits from a vaulted ceiling with exposed truss and beams and is fitted with a range of oak fronted base units with granite work surfaces and upstands and full height units incorporating the central heating boiler. There are built in appliances including Hotpoint electric fan assisted oven, five burner gas hob and extractor hood, mosaic tiling to the cooking area, dishwasher, washing machine, inset stainless steel sink with mixer tap. The slate flooring continues through from the dining hall and two sets of double doors open onto to the courtyard. The kitchen leads up to a raised family/garden room.

## Garden Room

12' 4" x 9' 3" (3.76m x 2.82m)  
Having vaulted ceiling with exposed truss beams access and views to both the garden and courtyard.

## Sitting Room

23' 2" x 14' 5" (7.06m x 4.39m)  
From the reception/dining area an exposed brick archway leads to a stunning 23ft living area again with vaulted ceiling, exposed trusses and oak beams, exposed brickwork and slate floor with underfloor heating and offering direct access to the courtyard area via two glazed oak doors. A particular feature of the room is a large angle nook fireplace with herringbone brickwork and cast-iron log burning stove on a stone hearth with oak mantle beam.

## Inner Hallway

A hallway leads on to the main family bathroom, bedroom two and master bedroom with en-suite bathroom again with direct access to the courtyard. Having slate flooring, oak framed double-glazed window overlooking the courtyard and an oak latch door gives access to a useful under stairs store, open spindle staircase off to the first floor.

## Bathroom

Having a four-piece white suite comprising: - Panelled bath, wc with concealed plumbing, wash hand basin with chrome mixer tap, glazed shower cubicle with mains chrome shower, roof light window and tiled flooring.

## Master Bedroom

14' 7" Max overall inc ensuite x 14' 6" (4.45m Max overall inc ensuite x 4.42m)  
Having two oak framed double-glazed windows to the front elevation, oak framed double-glazed door leading to the garden framed with exposed brickwork, high vaulted ceiling with exposed truss and wall beams, oak latch door leads to: -

## Ensuite

Having a three-piece white suite comprising: - a double with glazed shower cubicle with chrome mains shower, fully tiled to cubicle, wash hand basin with chrome mixer tab fitted vanity until with open storage beneath, wc with concealed plumbing and vanity shelf, extractor fan & inset spotlights to ceiling, travertine flooring and oak framed opaque glazed panel to the side.

## Bedroom 3

14' 4" x 14' 8" Max including stairs (4.37m x 4.47m Max including stairs)  
Having oak framed double glazed window to the side elevation.

## First Floor

### Bedroom 2

14' 8" x 14' 4" (4.47m x 4.37m)  
Stunning vaulted ceiling with exposed truss beams, Two Velux double glazed roof light windows, oak framed double-glazed panel to the side elevation, radiator with fitted cover.

### Outside

The property is approached via a private shared access driveway leading to a gravel driveway and parking area with room for several cars. The informal lawned gardens benefit from a selection of trees and shrubs and a garden shed and larger workshop. It should be noted that there is a public right of way across a section of garden with alternative routes provided around the perimeter. A particular feature of this delightful conversion is the enclosed South facing courtyard garden which overlooks adjacent open fields and countryside.















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To view this property please contact Ashley Adams on

**T 01332 865 568**  
**E [melbourneinfo@ashleyadams.co.uk](mailto:melbourneinfo@ashleyadams.co.uk)**

39 Market Place Melbourne  
 DERBY DE73 8DS

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