



Coleorton Hall Constable Way  
Coleorton Coalville







## Property Description

Luxurious three bedroom apartment within a truly outstanding location. The Dance, named after the famous architect 'George Dance', who was employed by Sir George Beaumont to restore Coleorton Hall back in 1804. Most recently converted by Bloor Homes into twelve luxury apartments in the late 1990s, each with a unique design. 'The Dance' being the third largest of the apartments on the first floor, retains stunning period features with deep moulded skirtings, high ceilings and original large windows providing ample natural light seeping through, most notably in the master bedroom, with windows to both aspects. This apartment is the only apartment to benefit from its own private balcony and outstanding views over the grounds & Coleorton valley. The spacious and luxurious apartment briefly comprises of; entrance vestibule, cloakroom/W.C., two stunning principal reception rooms which take full advantage of the outstanding views with their large windows, from the dining room there are double French doors out onto the private and exclusive balcony with outstanding views onto the grounds. Additionally, there is a fitted kitchen/breakfast room, two good-sized bedrooms, both with fitted wardrobes, three piece family shower room and a very generous master bedroom which offers beautiful corner views to two aspects and a fully fitted five-piece en-suite bathroom. Outside, there is off road parking & a single garage and 50 acres of private landscaped & woodland gardens.

## Entrance Vestibule

Intercom camera system with doors leading to the sitting room, lounge and cloakroom/WC.

## Cloakroom/Wc

Low level W/C and vanity sink unit, tiled splashbacks and extractor fan.

## Dining Room

27' 8" max x 12' 8" ( 8.43m max x 3.86m )  
Two cast iron radiators, coving to the ceiling, and full height French doors and windows leading on to balcony.

## Balcony

Generous decked seating area to allow extensive views of the substantial grounds.

## Kitchen/Breakfast Room

19' 7" x 18' 10" ( 5.97m x 5.74m )  
Fitted with a range of wall mounted cupboards with matching base and drawer units, quartz worktops, sink and drainer unit with splash back tiles, instant boiling hot water tap, four ring induction hob with extractor hood overhead, oven, microwave, warming drawer and coffee machine. All integrated appliances are Miele. Additionally, there is an original open grated fireplace, integrated dishwasher, washing machine, fridge and freezer, wine cooler. Airing cupboard housing hot water cylinder.

## Lounge

26' 5" x 23' 3" ( 8.05m x 7.09m )  
An open grate cast-iron fireplace with a hearth and surround, cast-iron central heating radiators, integrated storage cupboard, a door leading to the inner hallway, floor-to-ceiling windows overlooking the church and grounds with original shutters.

## Inner Hallway

Decorative wall mounted lighting, traditional skirting boards. Doors leading to the bedrooms, family shower room and master suite and fitted storage cupboard.

## Bedroom Two

15' 6" x 10' 10" ( 4.72m x 3.30m )

Feature fireplace with surround, fitted wardrobes, cast iron central heating radiator, coving to the ceiling and full height window overlooking gardens.

## Bedroom Three

15' 5" x 9' 4" ( 4.70m x 2.84m )

Cast iron central heating radiator, fitted wardrobe, coving to the ceiling and full height window overlooking gardens.

## Family Shower Room

8' 7" x 5' 1" ( 2.62m x 1.55m )

Fully fitted three-piece shower suite comprising: a low flush W/C, hand wash basin and an enclosed double shower cubicle. Tiled splashbacks, extractor fan and heated towel rail.

## Master Bedroom

21' 4" x 15' 6" ( 6.50m x 4.72m )

A spacious and bright room with floor-to-ceiling windows providing views to two aspects each fitted with electric blinds, two cast-iron radiators, fitted wardrobes.

## Five Piece En-Suite Bathroom

14' x 10' 9" ( 4.27m x 3.28m )

Fully fitted five piece suite comprising of feature bath on a raised tiled podium, enclosed shower cubicle, wash hand basin with granite top and vanity unit below and a low flush toilet. A feature cast-iron open grated fireplace with marble surround, tiled splashbacks, extractor fan, heated towel rail and a set of windows with traditional shutters providing uninterrupted views of the gardens.

## Agents Note

Tenure: Leasehold, 104 years remaining.  
Annual service charge £4797 per annum















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Tenure:Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

EPC Rating: C

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