

Hall Gardens

Ravenstone, Coalville, LE67 2HF

John German





Hall Gardens

Ravenstone, Coalville, LE67 2HF

£685,000

This is a beautiful, greatly extended family home in a sought after village location adjacent to open countryside. It offers 4 double bedrooms, 3 bathrooms, living room, dining room, study and a refitted luxury bespoke breakfast kitchen leading into an amazing open plan family entertaining room (26' x 16'10) plus a double garage, ample parking & secure parking for a motorhome.

John German ©

This spacious family home is one not to miss! The owners have sympathetically extended and greatly improved the property, it is flexible and versatile in its living space that is perfect for large families and those who enjoy entertaining. It enjoys a fabulous end of shared private drive position on this favoured road with a double garage, large driveway frontage and a further gated secure parking area, perfect for a caravan/motorhome. The property lies adjacent to open fields and these countryside views are best taken advantage of from the principal bedroom suite's balustraded balcony which has room for two to sit and take in either the beautiful sunrise or sunset over the fields opposite.

Ravenstone is a small, rural and popular village lying approximately 4 miles away from the market town of Ashby-de-la-Zouch. The village has an old 13th century church, good local pub, village school, busy shop and for commuters the M42 provides access to many east and west Midlands towns and cities. Also nearby is Queen Elizabeth's Diamond Jubilee Woodland Park following the planting of 300,000 Native Broadleaved trees. The 460-acre park is now flourishing into a beautiful woodland with bluebells and wooden anemones lighting up the forest floor in the ancient woodland areas in the springtime, and at the lake you will find a wide variety of wildlife.

Accommodation - We start our visit in the welcoming and spacious central hallway with balustraded staircase leading you to the first floor. There is a modern guest's cloakroom to your right and to your immediate left if the first of four reception rooms - a very useful study/hobby room with a front aspect window.

There is a beautifully appointed living room which has a lovely feature focal point wall with inset fireplace and subtle moss green coloured log burner set upon a raised tiled hearth flanked on either side by bespoke fitted cabinets with shelving above and concealed downlighting. Twin sets of French doors take you out to the rear gardens. Attractive and practical LVT flooring runs underfoot and into the adjacent dining room which is just perfect for family or formal occasions.

Next is without doubt one of the main highlights of the property - the open plan luxury bespoke breakfast kitchen, family room and entertaining area. It is the heart of the home and ideal for social gatherings, parties and families seeking an open plan contemporary living space. The kitchen has been beautifully appointed with an array of contemporary high gloss cabinetry which is complemented by sparkling quartz countertops that gleam under the many clever lighting options within the room. A central long breakfast island is the real showstopper with its waterfall edge quartz countertops which flow down one side to the ground and sweep away in a gentle curve to create a very large breakfast seating area. There is a whole host of integrated appliances within the kitchen, beautiful LVT flooring runs underfoot, the inset sink has an instant hot water boiling tap with window above overlooking the landscaped gardens beyond and French double doors take you directly outside.

Lying open plan to this wonderful kitchen is the large family entertainment room which is generously proportioned and seamlessly combines with the kitchen to create one large open plan social living space. It too has LVT flooring and offers space for a large dining table if required, currently being utilised as a fabulous pool table area alongside a large family sitting area with feature contemporary panelled wall. One of the highlights of the room are the four sets of French dual aspect doors that all open out onto the landscaped gardens beyond, welcoming the outside in, ideal for barbeques and al fresco dining.

Leading off this room is a useful rear side hallway/boot room that in turn has access to the well proportioned laundry room.

Return to the hallway and take the stairs to the first floor and here we will find the first of four double bedrooms, the principal bedroom suite which is superbly proportioned and enjoys dual aspect windows with countryside views and has double French doors opening inwards to reveal a balustraded timber deck balcony beyond offering outstanding southerly views over surrounding Leicestershire countryside. Set off this bedroom is a refitted en suite shower room with corner quadrant multi body jet shower cubicle, bidet, WC and feature vanity unit with double his and hers wash hand basins.

Bedroom two is another fabulous double room with built in wardrobes and the benefit of its own private en suite shower room. Bedroom three and four are both excellent double sized rooms, one of which has built in wardrobes.

The family bathroom has been beautifully refitted including a rustic slate focal point wall, full height tiling to the remaining walls, a feature contemporary curved slipper bath, WC, floating vanity unit with inset wash hand basin and a large walk in oversized fully tiled shower with feature shower set over.

Outside - To the rear of the property are superb landscaped gardens that enjoy fantastic privacy bounded on two sides by the original walls of the Hall. There are lovely edged shaped lawns, raised borders, a large paved patio area, perfect for outdoor dining and set to one corner of the garden is an oak pergola with sheltered seating area below.

Note: Please note the vendor of this property is an employee of John German.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/20092024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





John German





John Gerrard





Ground Floor

Approximate total area⁽¹⁾

2459.88 ft²

228.53 m²

Balconies and terraces

62.97 ft²

5.85 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johnngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



