

Main Street

Swannington, Coalville, LE67 8QJ

John German





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£799,950



A beautiful bespoke contemporary home that is stylishly presented extending to over 2140 sq.ft and sitting on a plot of circa 0.3 acres. There is a large stone detached barn of around 2600 sq.ft offering garaging, workshop and kitchen/sitting room plus shower room - an amazing combination of living space.

This wonderful home has been thoughtfully extended and much improved over the recent years to create a bespoke luxury family property. It enjoys a convenient village location, benefits from solar panels and an air source heat pump and unusually has the addition of a very large Grade II listed barn perfect for those seeking workshop space, storage and annexe potential for dependant relatives or even an air BnB.

Designed to offer four bedrooms, the owners during renovation decided to open the fourth bedroom into a walk-in dressing room for bedroom two. This could easily be reinstated if required. There are three very generous double bedrooms in all, two luxury en suites, a family bathroom and a breathtaking principal bedroom which is a real show stopper.

Swannington is a sought-after rural village located five miles east of Ashby-de-la-Zouch and 2 miles from Coalville. Surrounded by countryside it's great for commuters with access to the M42, M1 and A50 close by, whilst enjoying a great village school, hugely popular Indian restaurant and a good local pub!

The property sits well back from the road with remote double gated access leading to a paved frontage providing heaps of parking for every style of vehicle. A look inside the property will reveal a welcoming hallway with a large guest's cloakroom off. To your left is a fabulous living room, a really spacious room with a warming stylish focal point provided by a wonderful living flame fireplace. Internal bi-fold doors open to connect the room with the adjacent garden/sitting room, an equally impressive living space with twin sets of large bi-fold doors which open out onto the expansive deck with great views over the garden and its wooded backdrop beyond. There is an attractive large tile porcelain floor and this runs through into the adjacent utility room which offers access into the gardens and also into the heart of the home - what a room! Seamlessly combining kitchen, living and dining to one open plan space, this is truly the hub of the home. The contemporary high gloss kitchen is luxuriously appointed with an expansive range of base and wall mounted cabinets with a large central breakfast island providing a wow centre point, all topped with sparkling quartz counters. Integrated appliances include a dishwasher, microwave, double oven, induction hob and a fabulous feature floating extractor hood over. There is also a built in full sized fridge and freezer. No space in the kitchen has been wasted and the bay window has a clever fitted window seat to lounge upon.

The dining area has more than enough space for a large table plus an informal seating area and bi-fold doors once again offer you views and access out to the garden.

Upstairs on the first floor the living space is just as lovely and you will find there are three excellent double bedrooms. Attention must be drawn to the principal master suite, a really amazing bedroom with a part vaulted ceiling and inset skylights, picture bi-fold windows with a Juliette balcony overlooking the garden and woods beyond. The dressing area has an expansive range of fitted wardrobes and adjacent is a luxurious en suite with freestanding bath, separate shower, WC and a floating contemporary vanity unit with a large inset wash hand basin.

Bedroom two is a large king sized bedroom with its own private en suite and walk-in wardrobe/dressing area (formerly bedroom four). Bedroom three is another good double and it has access to the principal family bathroom which is well appointed, fully tiled with shower bath having a rainfall shower over, WC and pedestal wash hand basin.

Outside to the rear you will find there is a large decked entertaining area with steps leading down to an extensive lawned garden.

The Barn

What an excellent addition to the property - a large stone Grade II listed barn offering over 2600 sq.ft of addition space to the main house. It has large feature oak entrance doors leading to a garaging area with a twin mezzanine floor over, adjacent workshop and a further large store room with WC, ideal for conversion. Next is the converted open plan kitchen/sitting room which has an en suite shower room and French double doors leading out to the main rear garden making this an ideal area for an annexe. We understand the vendors do have planning permission and plans to alter the mezzanine area, drawings are available for any interested parties.

Agents Note: We understand from the vendor that there was a planning enforcement notice on one section of the gates. We understand the vendor has made the relevant changes as required, but we would advise any interested parties seek verification from their solicitor.

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

Services: No mains drainage. Septic tank drainage. Air source plus solar and batteries to central heating. Mains water, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

The barn has its own gas and electric suppliers/meters.

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

Our Ref: JGA/23112023

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

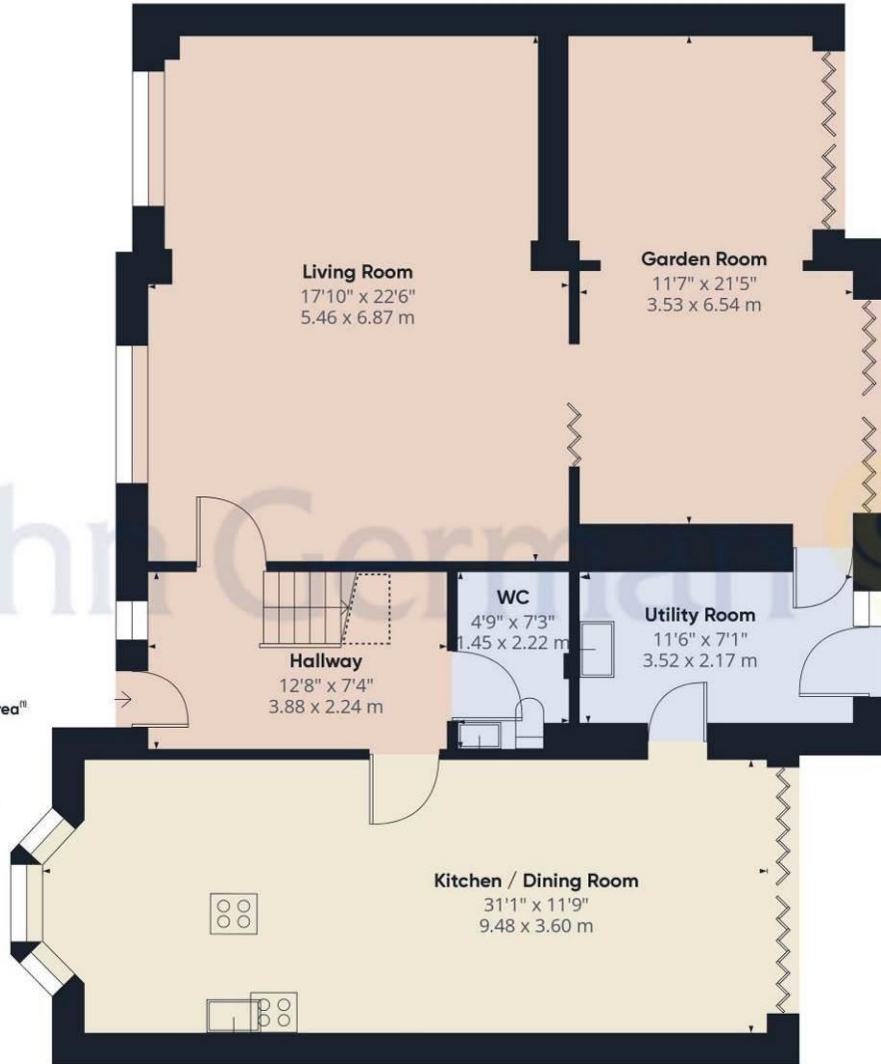




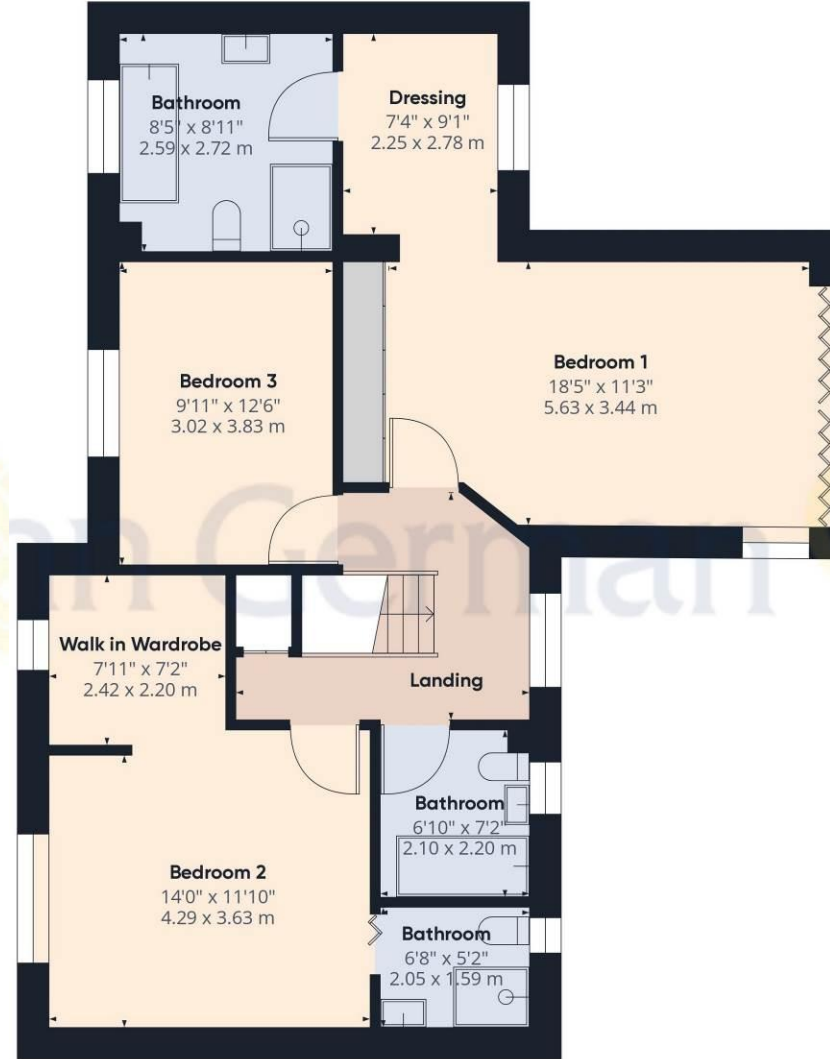








Ground Floor Building 1



Floor 1 Building 1

Approximate total area[®]
898.3 ft²
83.45 m²

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.

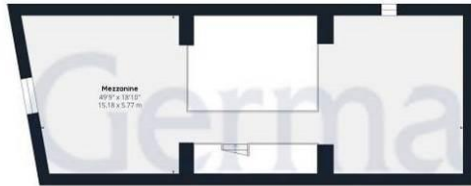
GIRAFFE360

Approximate total area[®]
1244.31 ft²
115.6 m²

Reduced headroom
8.43 ft²
0.78 m²



Ground Floor Building 2



Approximate total area^{RM}

2672.55 ft²
248.29 m²

Reduced headroom

11.94 ft²
1.11 m²

Excluding balconies and terraces.

[] Reduced headroom (below 1.5m/4.92ft)

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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		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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