

Blackberry Barn

The Moor, Coleorton, LE67 8GD

John 
German






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£675,000



Nestled in the heart of the countryside, this stunning detached barn conversion offers the perfect blend of rustic charm and modern living. Tucked away at the end of a long private driveway, past open fields and paddocks, this unique home is a true hidden gem with breathtaking views and flexible living spaces.

With approximately 1645 sqft of living accommodation, the property boasts three double bedrooms, including a master with en-suite, and a versatile fourth room that can be used as a study or additional bedroom.

The heart of the home is the impressive 23ft sitting room, featuring a striking brick fireplace with herringbone brickwork, a cast iron log-burning stove, vaulted ceiling, exposed oak beams, and direct access to the courtyard via glazed oak doors.

The dining hall, also with vaulted ceiling, exposed brickwork, and slate flooring with underfloor heating, serves as a welcoming entrance space.

The bright and spacious kitchen features a vaulted ceiling with exposed trusses and beams, oak fronted base units with granite worktops, built-in appliances including a Hotpoint electric fan-assisted oven, five-burner gas hob, extractor hood, dishwasher, and washing machine. Two sets of double doors open to the courtyard, seamlessly blending indoor and outdoor living. The kitchen flows into a raised family/garden room with views and access to both the courtyard and garden.

A hallway leads to the spacious main bathroom, which includes a four-piece white suite with a panelled bath, wash hand basin, glazed shower cubicle, and natural stone flooring.

The master bedroom, complete with vaulted ceiling, exposed beams, two oak-framed double-glazed windows, and a private oak-framed door leading to the garden, features an en-suite bathroom with a walk-in shower, vanity unit, and travertine flooring.

The second and third bedrooms both benefit from characterful vaulted ceilings with exposed trusses and Velux windows, providing abundant natural light.

A staircase from the hallway leads to the fourth bedroom, a charming space with exposed beams, a feature full-height oak-framed window, and countryside views.

The south-facing courtyard garden is a delightful suntrap, offering a peaceful retreat with picturesque views of the surrounding countryside. Beyond the courtyard, the property sits on a generous 0.49-acre plot, complete with informal lawned gardens, mature trees, a garden shed, and a larger workshop. Ample off-road parking is available on the gravel driveway.

With planning permission in place for further extension, this home offers exciting potential for future expansion.

Viewing is highly recommended to fully appreciate the charm, character, and position of this beautiful countryside retreat.

Agents notes:

-The property lies down a private drive shared with an immediate neighbour.

-It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

-The property benefits from existing planning we understand from the vendor for further extension on the master bedroom wing (foundations laid), We would advise all interested parties to seek verification through their legal representative.

-Further lapsed permission was previously granted we are told for an extension to the kitchen breakfast area, which of course could be revisited.

-A public footpath crosses the property's land.

-The property is situated in an ex-mining area.

-There is no mains gas and no mains drainage.

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Treatment plant - underground filter bed, installed 2005 & last emptied 2023 (£190)

Heating: LPG

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

Broadband type: ADSL copper wire - 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: Northwest Leicestershire District Council / Tax Band F

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

Our Ref: JGA/12032025

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.

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With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













Ground Floor



Floor 1

Approximate total area⁽¹⁾

1643.97 ft²

152.73 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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 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.

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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		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

John German

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

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



