

# Evergreens, Heather Lane

Ravenstone, Coalville, LE67 2AH

John  
German









# Evergreens

Heather Lane, Ravenstone, Coalville, LE67 2AH

Guide Price £575,000

Nestled in the very heart of the village, yet discreetly tucked away along a private drive, lies the stunning property known as Evergreens. Beautifully appointed, thoughtfully updated, and sympathetically extended, this exceptional home is surrounded by wonderfully private, mature landscaped gardens.



The accommodation offers four generously sized bedrooms, including two with en-suites, a luxurious family bathroom, and three elegant reception rooms. At the heart of the home is a bespoke, quartz-topped breakfast kitchen, seamlessly flowing into a delightful garden room-perfect for relaxed family living and entertaining.

Ravenstone is a charming and historic village in North West Leicestershire, set amidst picturesque countryside yet conveniently located for easy access to Ashby-de-la-Zouch and major road links including the M1 and A42. The village offers a peaceful, community-focused atmosphere with a traditional pub, and a network of scenic walking trails - perfect for family life or those seeking a quieter pace without compromising on connectivity. The village school, Woodstone Community School, is around a 2 minute walk away. In the last Ofstead report in October 2024, it was rated Good.

A contemporary UPVC front door opens into a wide and welcoming reception hall, where a staircase leads off to the side. To your right, you'll find a generous walk-in coat and boot cupboard-ideal for keeping everyday essentials neatly tucked away-alongside a second, equally practical storage cupboard at the end of the hallway. The entrance also features a beautifully refitted contemporary guest cloakroom, finished to a high standard.

The ground floor offers a spacious and light-filled living room, enjoying direct access to the garden via elegant French doors-perfect for indoor-outdoor living. Adjacent to the living room is a versatile home office or hobby room, also benefiting from French doors that open out to the garden, creating a wonderful sense of connection with the outdoors. At the heart of the home lies the breathtaking bespoke luxury breakfast kitchen-an impressive space where elegant, contemporary cabinetry wraps around the room, offering an abundance of clever storage solutions, all beautifully lit with under-cabinet and plinth lighting. This kitchen is as functional as it is stylish, featuring an extensive range of high-end integrated Neff appliances, including a built-in pyrolytic self-cleaning oven with the signature slide and hide door, a pyrolytic self-cleaning combination oven including microwave oven, a warming drawer and an induction hob with sleek extractor above. You'll also find a full-size Neff fridge, freezer, and integrated dishwasher, all seamlessly built in for a streamlined look. Striking quartz countertops and matching upstands frame the space, with an inset Franke one-and-a-half bowl undermount sink, complete with an instant boiling water tap for ultimate convenience. The counters flow effortlessly into a curved, floating feature breakfast bar, which extends into the adjoining garden room-a stunning space with underfloor heating, Thomas Sanderson blinds, ceiling fan and dual sets of French doors opening out to the beautiful landscaped gardens, flooding the room with natural light and providing perfect indoor-outdoor flow.

A beautiful porcelain tiled floor runs throughout the kitchen, continuing seamlessly into the garden room and through to the practical laundry room, uniting the spaces with a sense of cohesion and style.

Fantastically equipped, the laundry/boot room is both practical and stylish, offering a wide range of clever storage solutions. Extensive base and wall cabinetry line two sides of the room, complemented by full-height feature storage units-perfect for keeping everything neatly tucked away. There is dedicated space and plumbing for both a washing machine and tumble dryer, while a tall contemporary radiator adds a sleek, functional touch. Within the room sits a large, double-size deep stainless steel sink with a mixer tap and temperature-controlled handheld shower attachment-ideal for rinsing off muddy boots and paws after enjoying one of the many countryside walks nearby.

A rear door opens out beneath a canopy porch, creating a perfect mud room-style entrance, practical for everyday family living and countryside adventures alike.

The principal bedroom is a beautifully proportioned king-size room, featuring high ceilings and dual windows that overlook the stunning gardens below, filling the space with natural light and a sense of tranquillity. Thanks to a clever reconfiguration and division of the fourth bedroom, the principal suite now enjoys its own private, beautifully appointed en-suite bathroom. This contemporary space is finished to an exceptional standard and includes a floating WC and bidet, a striking floating vanity unit with high-gloss cabinetry featuring two combined shaver/toothbrush socks concealed within the drawers, and a seamless double-bowl sink with elegant pillar mixer taps. A window above the sink brings in natural light, while a generously sized walk-in enclosed shower is panelled for a sleek finish and features thermostatically controlled rainfall showerhead and handheld shower for added comfort. Underfloor heating and a tall contemporary ladder radiator completes the space, combining functionality with modern design.

Bedrooms Two and Three are also both excellent king-size rooms, offering generous proportions and exceptional comfort. Each room benefits from an extensive range of high-quality fitted bedroom furniture, providing a blend of hanging space and integrated storage. Bedroom Two further benefits from its own private en-suite shower room, featuring a walk-in shower and a sleek vanity unit with wash basin, offering added convenience for guests or family members. Bedroom Four is currently being utilised as a stylish walk-in dressing room, conveniently connected to the principal suite via an internal door. However, it easily lends itself to being reinstated as a good sized single bedroom, as the original door from the landing has been thoughtfully retained-offering flexibility to suit a variety of lifestyles or family.

The beautifully appointed family bathroom has a bath and a suite of vanity cabinets lie beneath the rear facing window with inset WC and bidet with pelmet lighting above. There is complimentary tiling to the walls and a stand alone corner shower cubicle with Aqualisa shower above.

Step outside and you're welcomed into grounds that are nothing short of breathtaking. Immaculately landscaped, the gardens feature sweeping, neatly edged gravel walkways that meander through lush green lawns, gracefully wrapping around two sides of the home. These peaceful paths are bordered by a rich tapestry of established flowering plants and shrubs, offering year-round colour and interest. A backdrop of tall, mature trees provides both privacy and a sense of seclusion, creating a serene woodland atmosphere. Nestled behind a gently flowing, wave-like hedge lies a wonderfully productive kitchen garden, complete with raised beds and a variety of fruit trees-ideal for those with a passion for homegrown produce.

With French doors opening from the garden room, living room, and study, this outdoor haven is effortlessly connected to the home, inviting you to step out and enjoy the tranquillity at any time of day.

The property is set well back from the lane and approached via a long, shared private driveway, offering a real sense of arrival. A generous gravelled forecourt provides plentiful off-road parking, ideal for family and guests alike.

To the side, you'll find a detached double garage with twin up-and-over doors, complete with lighting and power, offering secure parking or additional storage space. A personal side door provides direct access to the gardens, as well as to a detached timber workshop-perfect for hobbies, DIY, or extra storage. A convenient side gate allows access to the garden.

**Agents notes:**

- The current owners have lovingly maintained and enjoyed the gardens for over 35 years. During our preparation process, it has come to light that a section of the garden is currently unregistered, and as such, is held under possessory title rather than title absolute. The boundary today is as it was when the vendors purchased the property 35 years ago. During that time, there have been no disputes regarding the boundary location because it is unregistered land. However, to ensure full peace of mind for prospective purchasers, the vendors will provide suitable indemnity insurance, offering protection and peace of mind. Interested parties are encouraged to contact the branch for further details and to seek guidance from their legal advisor.
- Access: Only the paved section of the access drive is shared with the neighbouring property called 'the Barn'
- Solar Panels: the home has the benefit of solar panels, providing the property with free electricity and the vendors receive approximately £600 per annum under a Feed In Tariff Scheme.
- The property has CCTV and a regularly serviced alarm system.

**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.

<b>Property construction:</b> Standard	<b>Parking:</b> Driveway & double garage	<b>Electricity supply:</b> Mains
<b>Water supply:</b> Mains	<b>Sewerage:</b> Mains	<b>Heating:</b> Mains gas

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

**Broadband type:** Fibre 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 E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA09042025







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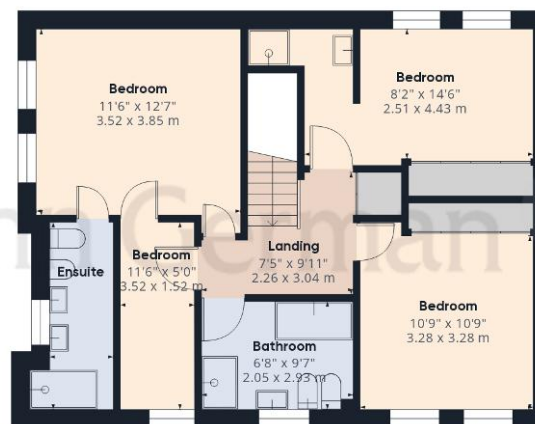






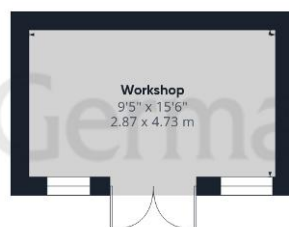


Ground Floor Building 1

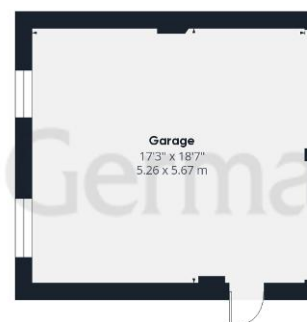


Floor 1 Building 1

Reduced headroom  
15.43 ft<sup>2</sup>  
1.43 m<sup>2</sup>



Ground Floor Building 2



Ground Floor Building 3

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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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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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> 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.

### Agents' Notes

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**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	84 B	86 B
69-80	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@johngerman.co.uk

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