

Farm Town Lane

Coleorton, Coalville, LE67 8FH

John German





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£999,995

An exceptional 4/5 bed barn conversion offering over 3,000 sq ft of stylish, versatile living space in a peaceful hamlet near Ashby. Crafted by renowned developer Lychgate Homes, it features a stunning bespoke kitchen, elegant living and dining rooms, study, and beautifully landscaped 0.4-acre plot with a full-width entertaining terrace.



Occupied by the current vendor since originally converted, John German are delighted to be favoured with a rare and exciting instruction such as Mill House Barn; a superb four bedroom, two bathroom, four reception country home, nestled in the countryside yet just three miles from the centre of Ashby-de-la-Zouch.

Tucked away in a tranquil hamlet yet only moments from the vibrant heart of Ashby, this exceptional barn conversion is a true one-off. Thoughtfully crafted by esteemed local developer Lychgate Homes, the property showcases over 3,000 sq ft of impeccably designed and wonderfully adaptable living space-blending timeless character with understated contemporary luxury. With four/five bedrooms and two/three bathrooms, the home offers a sophisticated yet welcoming layout, including an impressive formal dining room, an elegant sitting room, a study, and a bespoke family breakfast kitchen complete with an adjoining sitting area.

Occupying a beautifully landscaped plot of approximately 0.4 acres, the property enjoys mature gardens and an expansive, full-width terrace-offering an exceptional setting for both entertaining and quiet relaxation amidst the countryside.

Internally, this lovely barn has been sympathetically modified and improved into a stunning family home.

A rustic slate floor runs throughout the kitchen, setting the tone for this beautifully appointed space. Bespoke hand-painted cabinetry lines two sides of the room, complemented by elegant marble countertops and a central island with breakfast bar and inset sink-perfect for both cooking and casual dining. A stunning dresser-style unit spans one wall, while a second run of cabinetry features a large inset Belfast sink with a mixer tap and a classic plate rack above. A cleverly designed corner pantry with shelving and integrated lighting completes this truly functional and stylish space.

Adjacent to the kitchen lies the inviting family room, with French doors opening onto the front walled garden and connecting doors leading to one of two studies-ideal for those working from home. This flexible room could also serve as an additional bedroom, with plumbing already in place for a potential en-suite shower room, offering excellent scope for future use.

Just off the kitchen, a practical laundry room provides added convenience, while a connecting passageway leads into the outstanding dining room-a beautifully proportioned reception space featuring a striking central ceiling beam, warm oak flooring underfoot, and bifold doors that open seamlessly onto the outdoor terrace, perfect for entertaining in style.

Adjacent and equally impressive, the expansive living room is bathed in natural light, thanks to full-height picture windows at the front and bifold doors at the rear that open onto the garden. At its heart lies a striking inglenook-style fireplace, complete with a raised hearth and rustic beam above-creating a warm and inviting focal point to this exceptional space.

Completing the ground floor is a versatile second study or hobby room-ideal for remote work or creative pursuits-along with a well-appointed guest cloakroom for added convenience.

A staircase rises to the part-galleried landing, where you're immediately struck by the sense of space and light, enhanced by the soaring canopied ceiling that extends throughout the entire first floor. The landing opens into a stunning corridor-style hallway, featuring exposed brickwork, a high vaulted ceiling, and a charming low-level window beneath a rustic timber beam-adding both character and warmth.

Bedroom one is a delightful dual-aspect room enjoying views over the rear garden and open countryside to the side. Generously proportioned, it benefits from a private, oversized shower area with full tiling and overhead shower. Steps lead down to a walk-through dressing area, which in turn opens into a beautifully appointed en-suite bathroom-complete with a bath and telephonic mixer shower tap, vanity unit with inset wash basin, WC, towel radiator, and a vaulted ceiling above.

Bedroom two is another beautifully finished space, featuring a high canopied ceiling with exposed original timber beams and a low-level rear window that frames a peaceful garden view. This room also has a connecting door to the principal family bathroom, providing an en-suite option for guests. The bathroom itself is stylish and spacious, offering a panelled bath with telephone-style mixer tap, WC, wash basin, and a large fully tiled shower enclosure with rainfall shower.

Bedrooms three and four are both comfortable doubles, each with vaulted ceilings and exposed roof timbers-continuing the home's characterful charm throughout.

Outside, the property forms part of an exclusive courtyard development of just four similar barn conversions, offering a peaceful and private setting with plentiful parking and a double garage. To the front, a charming walled garden features a neatly maintained lawn and a paved patio area, ideal for morning coffee or relaxed gatherings. To the rear, the beautifully landscaped gardens have been thoughtfully designed for both relaxation and entertaining. A large stone-paved terrace provides the perfect space for alfresco dining, while a raised, zoned decked patio-framed by a sleek stainless steel and glass balustrade-creates a stylish outdoor entertaining area. Steps lead up from the terrace to an extensive, sweeping lawn bordered by mature trees and established shrubs, offering both privacy and a picturesque backdrop.

Agents notes: There is no mains gas.

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

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

Property construction: Standard. **Parking:** Drive & double garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Oil fired central heating (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 G

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

Our Ref: JGA/28042025

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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Ground Floor

Approximate total area⁽¹⁾

1899.17 ft²

176.44 m²

Balconies and terraces

406.45 ft²

37.76 m²

Reduced headroom

18.24 ft²

1.69 m²

(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 are based on RICS IPMS 3C standard.

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Approximate total area⁽¹⁾

1172.2 ft²
108.9 m²

Reduced headroom

47.59 ft²
4.42 m²

(1) Excluding balconies and terraces

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

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Agents' Notes

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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		
55-68	D		
39-54	E	44 E	50 E
21-38	F		
1-20	G		

Floor 1



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
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



