

Station Hill

Swannington, Coalville, LE67 8RH

John 
German





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£1,300,000



Set in the heart of the beautiful Leicestershire countryside, Willow Tree Farm is a truly stunning equestrian property offering space, privacy and exceptional lifestyle potential. Extending to approx. 2483 sq ft and surrounded by meticulously maintained gardens and paddocks totalling around 10.58 acres, this unique estate features a detached two-bedroom annexe, an array of equestrian facilities, a tennis court and expansive family living space of outstanding quality.

Elegant Living with Country Charm

A sweeping driveway leads through a five-bar gated entrance, curving past the paddocks and stabling to the main residence. The home is tucked away from the road, enjoying a peaceful and private position.

Flexible Family Space & Stylish Interiors

The ground floor accommodation is both versatile and impressive, upon entering, you are greeted by a beautiful reception hallway with a staircase rising to a galleried landing above. A wide archway leads into a beautifully appointed home office, with built-in cabinetry, a fitted desk, and serene views of the gardens to the front. Among the multiple reception rooms is an extended family room, flooded with natural light from dual-aspect windows and a large walk-in bay window that captures the afternoon sun.

A ground floor shower room sits conveniently adjacent to the family room, which could easily be adapted into a fifth bedroom for guests or accessible living. The shower room is beautifully appointed with modern tiling, an oversized walk-in shower, vanity basin, and WC.

The heart of the home, however, is the spectacular split-level living area - a true showstopper. This space includes a formal lounge with a feature fireplace as its centrepiece, flanked by two sets of bi-fold doors opening out onto the sun terrace. Steps lead down into the expansive dining room, a stunning dual-aspect space large enough to accommodate the biggest of family gatherings. There's also a relaxed sitting area with yet another set of bi-fold doors creating a seamless connection with the outdoor entertaining space.

A Kitchen Designed for Living

The kitchen at Willow Tree Farm is both practical and elegant - fitted with a classic range of shaker-style cabinetry wrapping around three sides and topped with contrasting solid worktops. High-spec appliances include an integral Neff five-ring gas hob with wok burner and extractor hood, double ovens with warming drawer, integrated fridge/freezer, and dishwasher. A large picture window above the sink offers charming views over the gardens. From the kitchen, a generous utility/boot room provides further storage, plumbing for laundry appliances, a porcelain sink with mixer tap, wall-mounted Vaillant gas combi boiler, and a built-in airing cupboard - perfect for drying coats and boots after outdoor pursuits.

Bedrooms & Bathrooms

The spacious part galleried landing includes a relaxing sitting area and leads to four generous double bedrooms, each enjoying far-reaching views over the grounds and surrounding countryside. The principal suite enjoys vistas across the gardens, tennis court, and paddocks. It is superbly fitted with a range of built-in wardrobes and storage, and benefits from a luxurious en-suite bathroom featuring a full-length stone-topped vanity unit, a large walk-in glazed shower with stylish tiling, and WC. The remaining bedrooms are equally spacious, and they share a stunning family bathroom with contemporary fixtures including a freestanding bath, WC, oversized walk-in shower with rainfall and handheld heads, and a large vanity unit with seamless integrated basin and ample storage.

Detached Two-Bedroom Annexe

The self-contained two bedroom annexe offers a fantastic opportunity for multigenerational living or independent guest accommodation. It features a private entrance hall, ground floor double bedroom and adjacent bathroom, open-plan kitchen/diner with fitted cabinetry, oven, hob, and space for appliances, spacious lounge with dual-aspect windows, first-floor double bedroom with excellent eaves storage. There is potential to expand the annexe further by reinstating access to the large workshop set to the rear of the double garage, offering even more flexibility.

Equestrian & Outdoor Amenities

Perfect for horse owners or countryside lifestyle enthusiasts, Willow Tree Farm Farm includes a superb range of facilities:

Large agricultural barn (approx. 20m x 20m)
Outdoor ménage (approx. 40m x 20m)
A further barn with internal stables and tack room
Four additional timber stables
Multiple paddocks with water points
Formal lawned gardens with a sunny westerly aspect
Stone-paved entertaining terrace leading directly from the main living space
Allotment garden for self-sufficient living
Private tennis court
Double garage, double carport, workshop, and extensive driveway parking

A Truly Special Country Home

Willow Tree Farm offers the perfect blend of luxury living and rural charm, with flexible accommodation and top-tier equestrian facilities. Whether you're looking for a peaceful family retreat, a multigenerational living solution, or a working smallholding, this outstanding estate delivers it all - beautifully.

Agents notes: A public footpath passes through the lower front field. There is a covenant stopping any development.

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, double garage & double carport

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas
(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: North West Leicestershire District Council / Tax Band G

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

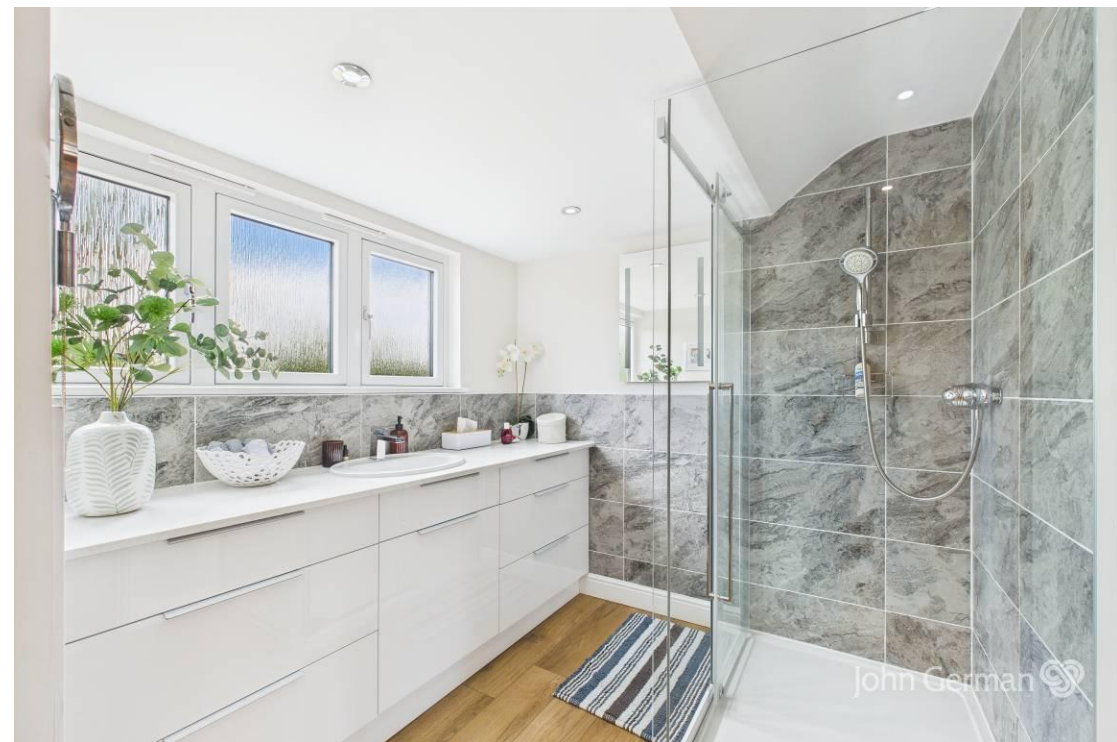
Our Ref: JGA/20052025

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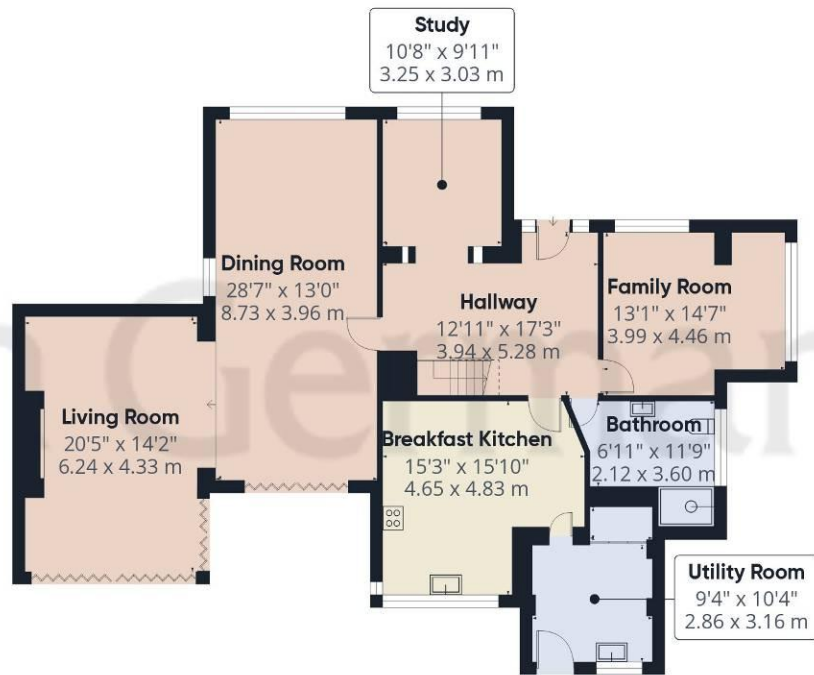
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary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



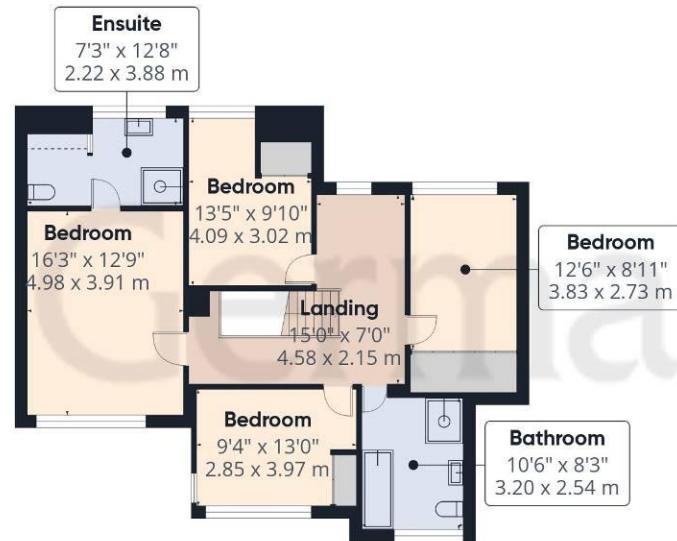








Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2483 ft²

230.6 m²

Reduced headroom

16 ft²

1.5 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 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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Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

2064 ft²

191.6 m²

Reduced headroom

153 ft²

14.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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Agents' Notes

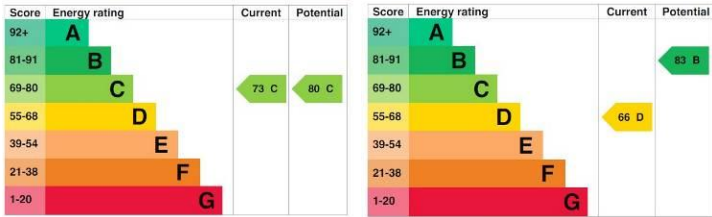
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Referral Fees

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.



Main House

Annex



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