

Station Hill

Swannington, Coalville, LE67 8RH

John
German





Station Hill

Swannington, Coalville, LE67 8RH

£575,000



Individually designed dormer home on 0.8-acre plot with deep frontage, expansive gardens, and orchard. Four bedrooms, two bathrooms, lounge, dining room, kitchen, workshop, garage, and multiple outbuildings. Huge extension potential (STPP) in sought-after location.

Bespoke Dormer Home on Outstanding 0.8-Acre Plot with Orchard and Huge Potential

Set upon a remarkable plot extending to approximately 0.8 acres, this individually designed dormer home enjoys a deep frontage, expansive rear gardens, and its own orchard. With heaps of potential for extension, alteration, or redevelopment (subject to planning permission), it offers a rare opportunity in a highly desirable setting.

Located in the highly regarded and accessible village of Swannington, this property enjoys an excellent position at the heart of the community. The village offers a superb range of amenities, including the well-regarded Swannington Church of England Primary School, the historic St George's Parish Church (established in 1825), frequent public transport links, and an abundance of scenic country walks. Perfectly situated between the market towns of Ashby-de-la-Zouch and Coalville, residents benefit from a wide choice of schools, recreational facilities, and employment opportunities. The village also boasts excellent transport connections, with major cities such as Nottingham, Derby, and Leicester close by. The M42 provides direct access to Tamworth and Birmingham, while Junction 24 of the M1 ensures swift national travel. East Midlands and Birmingham airports are both within a 30-minute drive, and the surrounding Charnwood countryside offers a wealth of natural beauty to explore.

Accommodation - A UPVC entrance door, framed to one side by a picture UPVC double-glazed window, opens into the entrance porch. From here, a step up leads into the main reception hallway, where an open staircase rises to the first floor and doors branch off to the principal rooms. On the ground floor, the well-proportioned lounge features an open fireplace with surround, coving to the ceiling, and a wide, almost full-height picture window with wonderful views over the deep front gardens. The lounge flows into the dining room, which has a side window and patio doors opening to the rear gardens. A sliding door connects the dining room to the kitchen, fitted with base and wall-mounted cabinets, a breakfast bar, and a window overlooking the rear gardens. This space offers excellent potential subject to the usual permissions to be opened up with the dining room and extended outward, creating a superb social hub. The kitchen also benefits from a useful pantry, and a rear hall provides direct access to outside. Two versatile ground-floor bedrooms could alternatively serve as additional reception rooms. The modern wet-room style shower room features a WC, wash hand basin, shower area, ladder radiator, and full-height wall tiling. Upstairs, there are two further double bedrooms. The principal bedroom, to the front, is a generously sized L-shaped room with fitted wardrobes, a vanity unit with inset wash basin, and a striking glazed gable window with views across the street to woodland. The second bedroom enjoys rear-facing views over the gardens, orchard, and open fields beyond. Both bedrooms are served by a bathroom with panelled bath and telephone-style mixer shower tap, wash hand basin, WC, half-height tiling, radiator, and access to eaves storage.

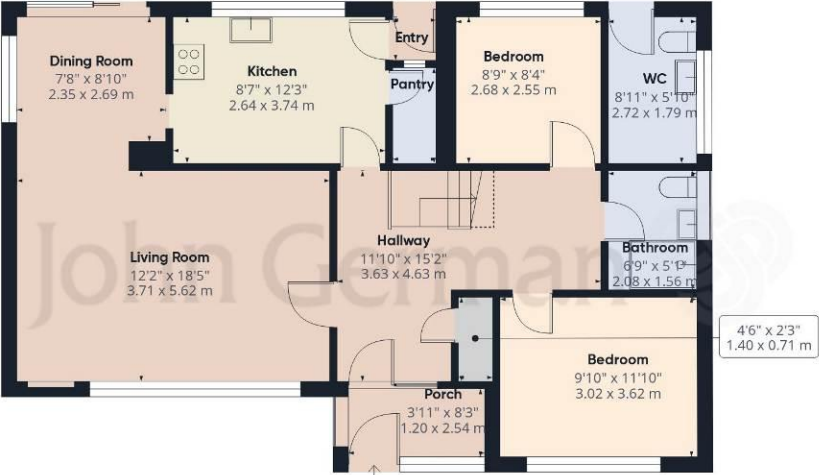
Outside, a useful boiler room/utility/gardener's WC is accompanied by a range of outbuildings and a large workshop with vehicular access - perfect for tradespeople. The property's deep frontage includes shaped lawns and an extensive driveway, with side gated vehicular access to the rear for further secure parking. The single garage features an electric up-and-over door, lighting, power, and a rear garden door. The rear gardens are laid to lawn and extend out into an abundant Orchard which backs onto fields

With its generous gardens, mature orchard, and charming village setting, this dormer home is a place to put down roots. Offering comfort today and exciting scope for tomorrow, it's a home where family life can flourish

Notes: Development Uplift Clause (Overage) - If planning permission is granted for development on the properties grounds within an agreed period (tbc) following completion, the seller will be entitled to receive percentage of the uplift in value (tbc) resulting from that permission. Terms to be confirmed with legal representatives.
It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.
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: **Parking:** Drive **Electricity supply:** Mains **Water supply:** Mains
Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).







Ground Floor Building 1



Floor 1 Building 1

Approximate total area^m

2248 ft²
208.8 m²

Reduced headroom

20 ft²
1.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor Building 2



Ground Floor Building 3



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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/14082025

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 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.

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.



John German

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

01530 412824

ashbysales@johngerman.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	76 C
39-54	E		
21-38	F		
1-20	G		

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



