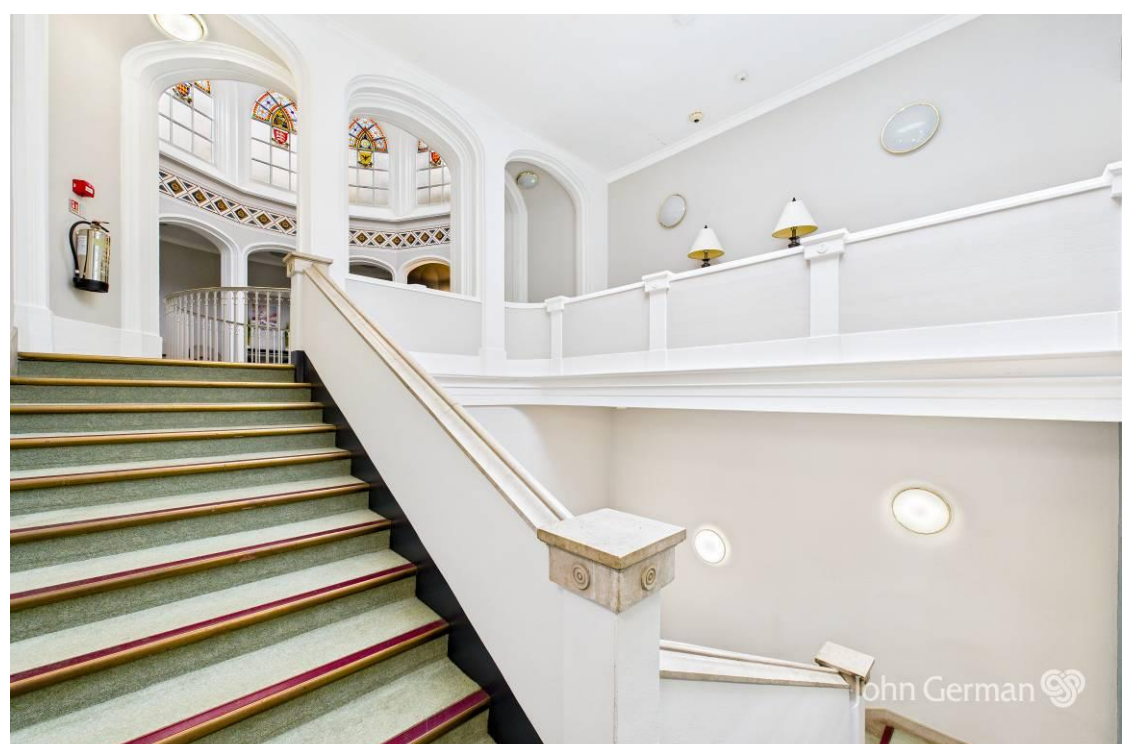
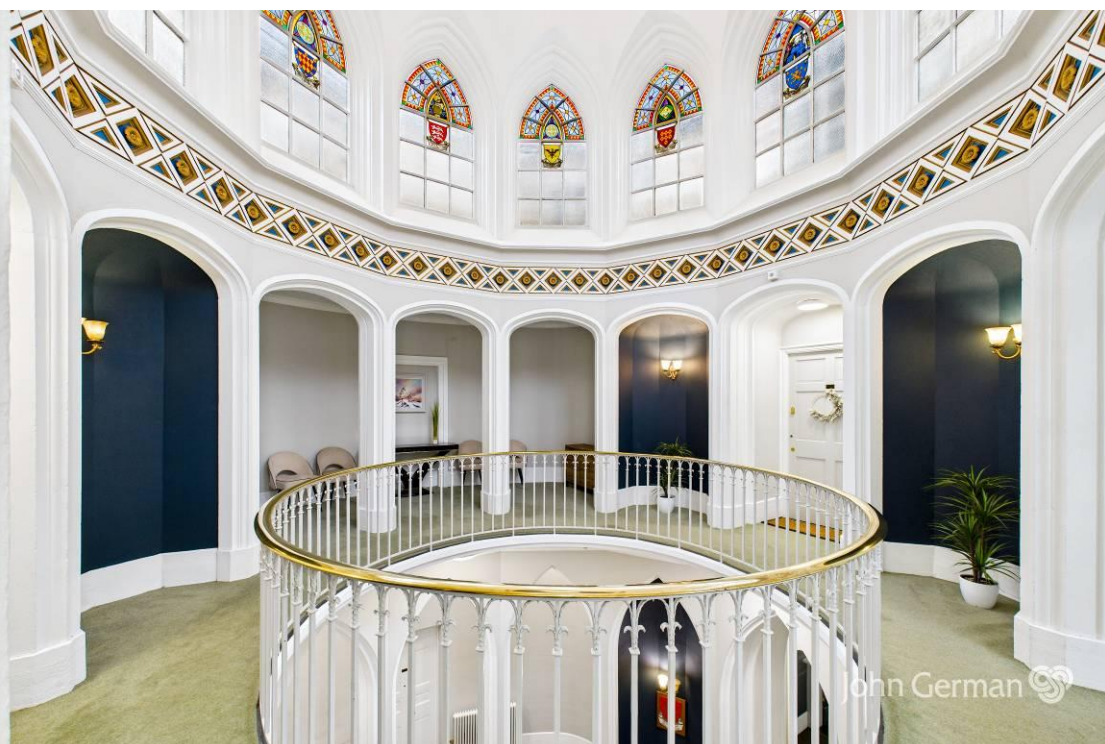


Apartment 7, Coleorton Hall

Constable Way, Coleorton, Coalville, LE67 8FZ

John German





Apartment 7, Coleorton Hall

Constable Way, Coleorton, Coalville, LE67 8FZ

£635,000

A rare opportunity to own “The Dance” - a luxurious three-bedroom apartment within the magnificent Coleorton Hall estate. Blending period grandeur with modern refinement, it features a private balcony, breathtaking countryside views, and access to 50 acres of landscaped gardens and woodland.

John Gorman 

Superb opportunity to acquire this luxurious three-bedroom apartment set within a truly remarkable location. The Dance, named in honour of the renowned architect George Dance, who was commissioned by Sir George Beaumont to restore the property in 1804, forms part of the magnificent Coleorton Hall estate. Steeped in cultural history, Coleorton Hall once inspired many of Sir George and Lady Beaumont's distinguished guests from the literary and artistic worlds. Among its most notable visitors were Sir Walter Scott, who conceived the tournament scenes from *Ivanhoe* here, as well as Wordsworth, Coleridge, Shelley, and Constable.

The estate offers an idyllic country lifestyle with private gated access, sweeping driveways, and enchanting walks through landscaped grounds and woodland, revealing panoramic views across North West Leicestershire towards Derbyshire and Nottinghamshire. The setting is adorned with charming period features, including carved stone readings, classical busts on columns, and a picturesque, thatched summerhouse overlooking the principal lawns - perfect for quiet reflection or relaxation.

Positioned on the first floor, The Dance is the third largest apartment, showcasing an abundance of period charm with deep moulded skirtings, high ceilings, and grand original windows that flood the rooms with natural light - particularly in the impressive master bedroom, which enjoys views across the picturesque Coleorton Valley. Uniquely, this apartment also benefits from its own private balcony, offering breathtaking views over the beautifully landscaped grounds and historic St Mary the Virgin Church, a remarkable 12th-century landmark.

Accommodation

The impressive original staircase ascends from the communal entrance hall to the first floor, where this exceptional apartment is situated. The hallway showcases a wealth of period features, including a striking circular balcony overlooking the grand polyhedral entrance hall, complemented by polished stone flooring and magnificent Gothic arched recesses.

A look inside the apartment reveals a beautifully appointed reception hallway, complete with a guest cloakroom to the right. Directly ahead, your gaze is drawn toward the impressive dining room, where three Gothic-arched feature windows and central doors open onto the private balcony - a perfect setting for elegant dining and entertaining. Adjacent to the dining room lies the luxury bespoke breakfast kitchen, exquisitely designed with Shaker-style cabinetry, complementary marble countertops, and a central breakfast island - the ideal spot to gather for morning coffee or conversation. The kitchen is superbly equipped with a range of Miele integrated appliances, including a fridge freezer, dishwasher, washer/dryer, coffee machine, and instant boiling water tap. A Juliette balcony with Gothic-arched French windows provides a delightful outlook over the manicured grounds. Beyond the kitchen, the formal drawing room offers an impressive and expansive living space, featuring polished wooden flooring, Farrow & Ball muted tones, and an elegant fireplace forming the room's focal point. A secondary seating area sits gracefully beneath the full-height picture windows and central French doors, which open onto a Juliette balcony, flooding the room with natural light.

The apartment features three beautifully appointed bedrooms, one of which is currently used indulgently as a dressing room. The principal suite is truly breathtaking - a spacious and light-filled room with fitted wardrobes and dual-aspect, floor-to-ceiling picture windows opening onto Juliette balconies that frame stunning views across the gardens, grounds, and surrounding countryside. The private en suite bathroom is equally impressive, boasting a roll-top bath, an oversized walk-in shower with rainfall head, WC, bidet, and an elegant vanity unit with marble countertop and inset basin - a luxurious retreat designed for relaxation and comfort. Serving the two bedrooms is a well-appointed family shower room with oversized shower, wc and wash hand basin.

Outside, there is off road parking and a single garage within a block, but the major attraction will be the circa 50 acres of private landscaped and woodland gardens

A home of rare distinction, The Dance perfectly unites period grandeur with modern luxury. Surrounded by 50 acres of landscaped parkland and steeped in history, it offers an exclusive lifestyle within one of Leicestershire's most prestigious country estates.

Tenure: Leasehold – 104 Years remaining.

Service/Management Charges - Coleorton Hall Freehold Limited managed by the residents of the Hall

Service charge for the Hall for 6 months - £1480

Service charge for the grounds for a month £154

Ground Rent £144.70p for 6 months

(Please ensure that legal advice has been given to clarify these costs)

Agents notes: The property is Grade II listed.

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

Property construction: Standard

Parking: Off road parking & single garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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

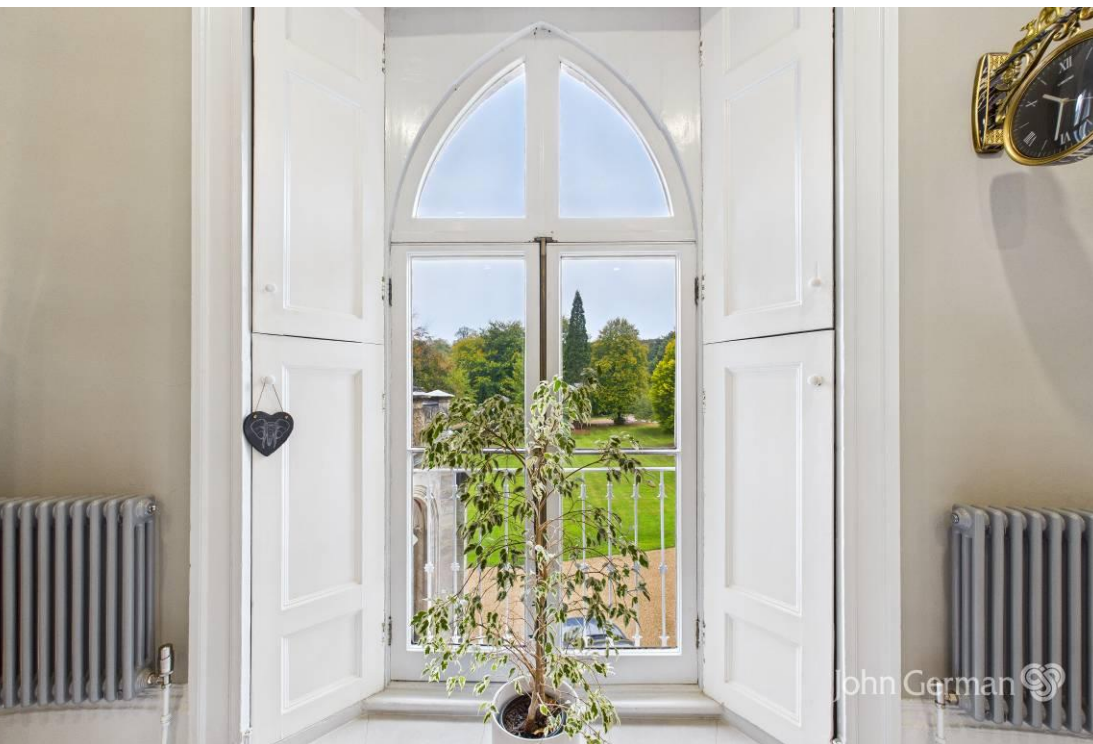
Our Ref: JGA/08102025

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.













Ground Floor

Approximate total area⁽¹⁾

2256 ft²
209.6 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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