

Farm Close

Ravenstone, Coalville, LE67 2HH

John German







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£550,000

NO UPWARD CHAIN

This beautifully designed detached home forms part of the exclusive Farm Close development - a private drive of just eight luxury properties in the desirable village of Ravenstone. Combining exceptional build quality with elegant open plan living and landscaped gardens, this contemporary home offers style, flexibility, and comfort in an idyllic village setting surrounded by countryside.

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Built in 2018 by the local and award-winning Keller Homes to their renowned high standards, this exceptional home forms part of Farm Close, an exclusive private development of just eight luxury properties. Perfectly positioned within the sought-after village of Ravenstone, the property enjoys a peaceful setting surrounded by open countryside. The village offers a wonderful blend of rural charm and community spirit, featuring a popular primary school, village pub, church, and local shop, with excellent access to Coalville, Ashby-de-la-Zouch, and Ibstock. Convenient road links via the A511 and M42 make it ideal for commuters, while scenic walks and green spaces provide an attractive village lifestyle.

A contemporary composite entrance door with glazed side panel opens into a welcoming and spacious central hallway, almost a room in itself, large enough to accommodate a study area.

At the heart of the home is a truly stunning open-plan living, kitchen and dining space, where three distinct areas flow together seamlessly. This breathtaking room features a part-vaulted ceiling, dual-aspect windows, multiple skylights, and multiple sets of French doors opening onto the garden, ensuring an abundance of natural light throughout the day. The kitchen provides generous space for family dining and entertaining, beautifully appointed with a luxury Charnwood kitchen comprising a comprehensive range of cabinetry and contrasting granite worktops with inset Belfast sink. Integrated Bosch appliances include an induction hob with extractor, eye-level oven and grill, fridge-freezer, and dishwasher. A practical tiled floor extends through to the adjoining utility/boot room, fitted with additional matching cabinetry, appliance spaces for washing machine and tumble dryer, and a door leading outside. The sitting area continues the home's elegant design with oak flooring, a vaulted ceiling, and French doors opening onto the landscaped rear garden, framed by twin picture windows that flood the room with light.

Accommodation is flexible, offering two or three bedrooms depending on your needs. The principal bedroom is an impressive retreat with a vaulted ceiling, skylights, and French doors opening directly to the garden. It benefits from a luxurious private en-suite, featuring a contemporary bath, floating vanity unit, WC, frameless walk-in shower with rainfall head, tiled floor and walls, and heated towel radiator. The second bedroom includes fitted wardrobes and overlooks the front of the property, while the third bedroom, currently used as a second living room, features dual-aspect windows. The family bathroom is equally well appointed, with a modern suite comprising a panel bath, WC, pedestal wash basin, and an oversized corner shower enclosure with dual rainfall shower heads, complemented by tiled flooring and a ladder-style radiator.

Outside, the southerly-facing rear garden is beautifully landscaped and enjoys excellent privacy. A wide stone-flagged terrace provides the perfect setting for outdoor dining and relaxation, leading onto two separate lawned areas bordered by mature, colourful planting. A lavender-edged pathway leads to a timber summer house enjoying views across the main lawn. A key feature of the garden is the historic former Ravenstone Hall brick wall, from which the development takes its name, providing character and a wonderful backdrop. To the front, a block-paved driveway offers ample parking and access to a single garage.

Agents notes: The sale is subject to Grant of Probate.

The house lies on a private drive with shared responsibilities.

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: Standard. **Parking:** Drive & 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 E

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

Our Ref: JGA/03112025

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.

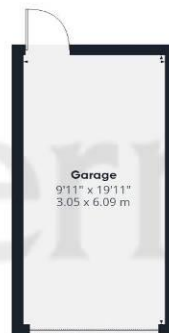
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1505 ft²

139.9 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.

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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		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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