



MELBOURNE
Sales & Lets

Church Lane, Coalville, LE67 2AF
£1,100,000

63 Church Lane, Ravenstone, Coalville, LE67 2AF

Nestled behind secure electric gates off Church Lane, this exceptional newly built detached residence combines striking contemporary barn-style architecture with high-end family living, all set within generous grounds including a private paddock to the rear. Finished to an outstanding standard by a reputable local building firm, the property offers spacious and versatile accommodation throughout, perfectly suited to modern family life.

The impressive exterior blends sleek vertical cladding with traditional brick detailing, creating a stylish modern interpretation of a luxury barn conversion, while extensive gravelled parking provides space for multiple vehicles alongside a substantial double garage.

Internally, the property has been thoughtfully designed with both practicality and entertaining in mind. The heart of the home is the stunning open-plan living kitchen diner, featuring expansive sliding patio doors opening onto the rear garden and allowing natural light to flood the space. The kitchen is complemented by a separate utility room, while two additional reception rooms provide flexibility for a formal lounge, home office, playroom or snug. A ground floor WC completes the accommodation.

To the first floor, the luxurious principal suite enjoys beautiful views across the rear garden and open fields beyond, whilst also benefiting from a walk-in wardrobe and a stylish en-suite shower room. A second bedroom also features its own en-suite, with two further well-proportioned bedrooms served by a contemporary family bathroom.

Externally, the rear garden has been landscaped with a combination of paved seating areas and extensive lawn, ideal for both entertaining and family use. Beyond the garden lies a substantial private field, currently utilised as a horse paddock, offering a rare opportunity for equestrian use or additional outdoor space.

Further enhancing the property is a large detached double garage with a self-contained annexe above, accessed independently



Tenure

Freehold

Our office is open Monday to Friday 9am - 5.30pm

Council Tax Band

Council Tax Band : TBC

Saturday 10am - 3:30pm.

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or

Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence.

This evidence will be required prior to solicitors being instructed.

General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the

Hours Of Business





Floor 0

Approximate total area⁽¹⁾
1655 ft²

(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.



Floor 1

Approximate total area⁽¹⁾
1307 ft²
Reduced headroom
55 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
87	89	A	A
<p>Very energy efficient - lower running costs</p> <p>182-204 A</p> <p>151-181 B</p> <p>109-150 C</p> <p>69-108 D</p> <p>29-68 E</p> <p>1-28 F</p> <p>1-28 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>182-204 A</p> <p>151-181 B</p> <p>109-150 C</p> <p>69-108 D</p> <p>29-68 E</p> <p>1-28 F</p> <p>1-28 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	