

West Farm Cottage Farm Town Lane

Coleorton, Coalville, LE67 8FH

Offers over £675,000

3 2 2

Brief Description

West Farm Cottage is a charming three-bedroom detached country home set within an idyllic 0.4 acre plot whilst occupying a WONDERFUL RURAL POSITION between Coleorton and Ashby-De-La Zouch. The stunning position enjoys beautiful far-reaching countryside views, generous established gardens and exciting potential for further enhancements.

The property offers spacious and versatile accommodation, retaining a LOVELY COTTAGE FEEL, with an inviting entrance hall, separate dining room and living room featuring exposed beams and a dual-sided fireplace. The living room benefits from French doors opening onto the garden, while the dining kitchen is fitted with modern Shaker-style units, granite worktops and integrated appliances. A useful utility room and ground floor WC complete the ground floor.

To the first floor are THREE WELL PROPORTIONED BEDROOMS, including a generous master bedroom with fitted wardrobes and en-suite shower room, together with a four-piece family bathroom.

Externally, the property occupies a GENEROUS AND PRIVATE PLOT, with beautifully established gardens providing a peaceful setting in which to enjoy the surrounding countryside. The grounds also incorporate an historical OUTDOOR SWIMMING POOL, currently disused, with an adjoining pool room/conservatory offering further potential. A sweeping driveway provides AMPLE OFF ROAD PARKING FOR SEVERAL VEHICLES and leads to a DETACHED DOUBLE GARAGE.

Although comfortable and liveable in its current form, the property would benefit from some further updating and offers considerable scope for improvement, enhancement and potentially further development, subject to the necessary permissions.

A fantastic opportunity to acquire a detached country home in a stunning rural setting, with NO UPWARD CHAIN and brilliant potential.

























ON THE GROUND FLOOR

Entrance Hall

Kitchen Diner
10'5" x 13'5" (3.2 x 4.09)

Rear Lobby

Utility
6'0" x 5'5" (1.84 x 1.67)

WC

Dining Room
14'8" x 12'2" (4.48 x 3.73)

Living Room
10'11" x 24'1" (3.34 x 7.35)

ON THE FIRST FLOOR

Landing

Master Bedroom
12'0" x 16'7" (3.68 x 5.07)

En-Suite
6'8" x 6'3" (2.04 x 1.93)

Bedroom Two
10'2" x 13'2" (3.1 x 4.03)

Bedroom Three
11'3" x 9'0" (3.43 x 2.76)

Bathroom
6'6" x 9'1" (2 x 2.79)

ON THE OUTSIDE

Front Garden

Rear Garden

Pool Room
14'6" x 9'0" (4.42 x 2.76)

Double Garage

Driveway















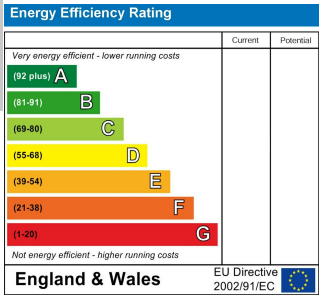
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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