

The Old Stables

Lower Moor Road, Coleorton, Coalville, LE67 8FN

John
German



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£600,000



The Old Stables is a beautifully appointed detached bungalow offering an enviable blend of space, style and practicality. Designed around an impressive open-plan living environment, the property enjoys three double bedrooms, high-quality contemporary fittings throughout, delightful landscaped gardens and superb parking with garage and carport.

The Old Stables is a stunning detached single-storey family home occupying an exclusive setting within the highly desirable village of Coleorton. Hidden discreetly behind mature hedgerows, the property is approached via a sweeping block-paved and gravelled driveway leading through an attractive five-bar timber gate onto an extensive courtyard, providing generous off-road parking, turning space and access to a timber-framed garage and adjoining carport, all beautifully in keeping with the property's rural character.

Sheltered beneath an impressive oak-framed entrance porch with natural stone paving, a charming stable door opens into the heart of this exceptional home. The principal open-plan living space is a magnificent room extending to almost 35 feet in length, thoughtfully designed to create three distinct yet seamlessly connected areas for cooking, dining, and relaxing. Flooded with natural light from its dual-aspect design, this sociable space is perfectly suited to modern family living and entertaining.

The lounge enjoys bi-fold doors opening directly onto the rear gardens, while a striking natural stone fireplace with raised granite hearth and inset wood-burning stove provides a beautiful focal point. There is ample space for a substantial family dining table, creating an ideal setting for both everyday meals and larger gatherings.

The contemporary kitchen is fitted with an extensive range of grey shaker-style cabinetry complemented by quality work surfaces incorporating an inset sink. Integrated appliances include a ceramic hob with extractor canopy above, built-in oven, integrated dishwasher and space for a large American-style fridge freezer, combining practicality with timeless style.

Leading from the central hallway, which also provides the principal front entrance to the property, is a beautifully appointed guest cloakroom, fitted with a concealed cistern WC and an impressive floating vanity wash hand basin with designer mixer tap and deep storage drawer beneath.

The Old Stables offers three generous double bedrooms, with both bedrooms one and two benefiting from direct access onto the rear gardens through glazed doors, allowing you to step straight outside and enjoy the peaceful surroundings. The principal bedroom is further enhanced by a stylish en-suite shower room, fitted with a contemporary three-piece white suite comprising a fully tiled glazed quadrant shower enclosure with both rainfall and handheld shower fittings, a vanity wash hand basin with designer mixer tap, and a concealed cistern dual-flush WC. The room is finished with fully tiled walls, coordinating tiled flooring, a chrome ladder-style heated towel rail and extractor fan.

The family bathroom is equally well presented, fitted with a contemporary three-piece white suite incorporating a P-shaped panelled bath with waterfall mixer tap, handheld shower attachment and glazed shower screen with fully tiled surround. A pedestal wash hand basin with waterfall mixer tap and a dual-flush WC complete the suite. Matching tiled splashbacks, coordinating tiled flooring and a chrome ladder-style heated towel rail provide a smart, modern finish.

The gardens are predominantly situated to the side of the property, enjoying a high degree of privacy and having been thoughtfully landscaped to include sweeping shaped lawns, a generous paved sun terrace perfect for outdoor entertaining, well-stocked mature shrub and flower borders, together with an attractive circular slate seating area nestled amongst established specimen trees and ornamental planting.

This beautifully presented home successfully combines contemporary comforts with characterful styling, creating an exceptional village residence in one of North West Leicestershire's most sought-after locations.

Agents notes:

The property is approached via a shared private driveway, with the neighbouring property benefiting from a right of way over the initial section of the drive. Beyond this point, the driveway continues exclusively to The Old Stables, providing extensive private parking, turning space and access to the garage and carport.

There is no mains gas.

It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

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

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive, garage & carport

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: LPG gas central heating

(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/13072026

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.

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Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

135.7 m²

1460 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.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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