

Station Road

Ibstock, Leicestershire, LE67 6JJ



Set within walled grounds extending to approximately 0.2 acres, The Coach House is a characterful family home offering circa 1,878 sq ft of accommodation and a wealth of potential for updating and improvement. Enjoying an excellent location close to Sence Valley Country Park, the property is offered for sale with no upward chain.

Auction Guide Price £250,000

FOR SALE BY AUCTION 28/10/26



John German

The property occupies a delightful position on the very edge of Ibstock, set within a sought-after location along Station Road, close to the village of Heather and Sence Valley Country Park. The nearby market town of Ashby-de-la-Zouch lies just six miles away. An internal inspection is highly recommended to fully appreciate the wealth of potential this characterful home has to offer.

The property occupies a desirable position on the edge of Ibstock, set along Station Road close to the village of Heather and Sence Valley Country Park. The nearby market town of Ashby-de-la-Zouch is just six miles away. Offering a fantastic opportunity for improvement, this characterful home is ideal for buyers looking to renovate and create a truly special residence.

The Coach House is set well back from the road behind a boundary wall and mature trees, affording a good degree of privacy and offering excellent potential for improvement. Double electric gates open onto a substantial gravelled driveway with turning area, providing ample parking and access to a detached double garage. The front gardens are laid mainly to lawn.

A traditional panelled door opens into a spacious reception hallway, featuring two front-facing windows and a staircase rising to the first floor.

To the ground floor, the accommodation includes a generously sized living room with a feature fireplace, ornate ceiling coving, and patio doors opening onto the rear garden. Steps lead up to a lobby area, where glazed double doors open into a separate dining room. This space benefits from a wide picture window and sliding glazed doors, offering excellent natural light.

Also accessed from the hallway is the breakfast kitchen, fitted with a range of base and wall-mounted units with work surfaces over. There is space for informal dining, and the room offers scope for redesign to suit contemporary living. A useful laundry/boot room provides additional storage and houses the wall-mounted gas-fired central heating boiler, with doors leading to both the front and rear elevations.

To the first floor, the staircase rises to a part-galleried landing with a vaulted ceiling, exposed roof trusses, and three windows to the front elevation-an impressive feature.

Arranged off the landing are four well-proportioned bedrooms. The principal bedroom is a split-level room with fitted wardrobes, a window overlooking the rear garden, and an ensuite shower room fitted with a wash hand basin, WC, and shower enclosure. The remaining bedrooms are served by a family bathroom fitted with a bath, WC, and pedestal wash hand basin.

Externally, the rear gardens are of a generous size and include a large patio area. While requiring landscaping and improvement, they offer excellent potential to create a superb outdoor space and are a key feature of the property.

Note: We are awaiting grant of probate.

Some of the trees may be subject to a TPO

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/21042026 Local Authority/Tax Band: North West Leicestershire District Council / Tax Band F

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.

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

- 5% deposit (subject to a minimum of £5,000)

- Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

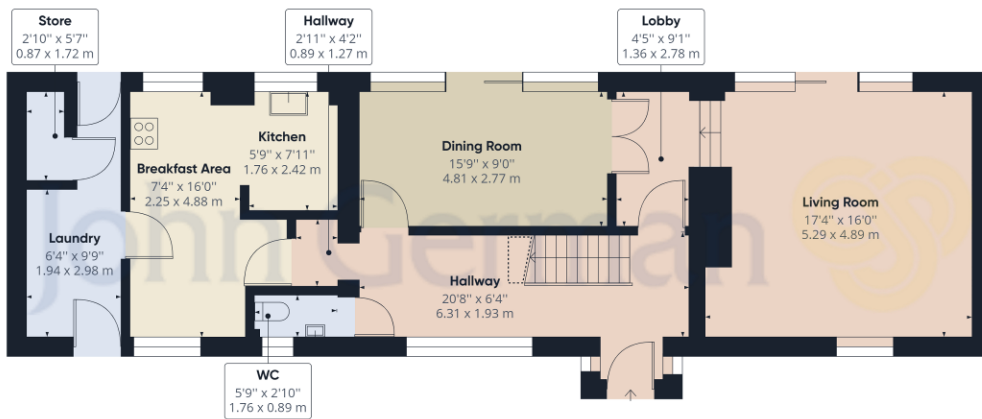
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

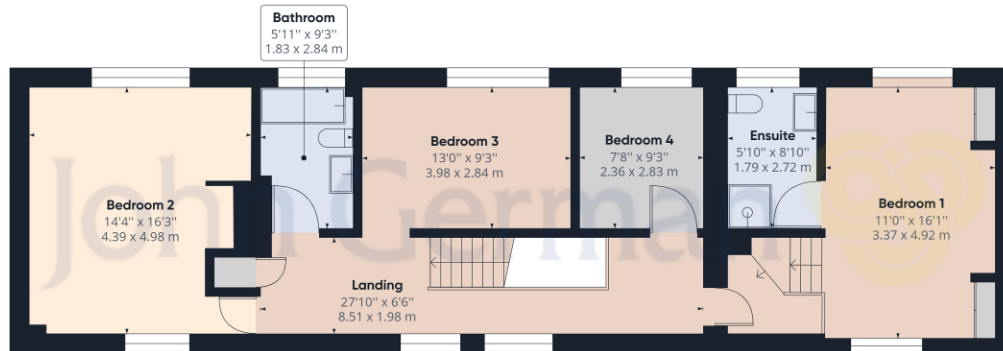
Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1839.06 ft²
170.85 m²

Reduced headroom

20.77 ft²
1.93 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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The Property
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APPROVED CODE
TRADING STANDARDS UK

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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 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.

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