

School Lane

Coleorton, Coalville, LE67 8HT

John 
German





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Offers Over £795,000

Wayside is a beautifully extended and sympathetically updated country cottage, blending character features with stylish contemporary finishes. Enjoying open views across surrounding fields and set along a quiet country lane, this charming home offers spacious, light-filled family living, superb entertaining space and a peaceful yet well-connected location.

Wayside is a truly beautiful cottage, thoughtfully updated and extended to create stylish, spacious family living, all while enjoying delightful views across the surrounding countryside and a wonderfully convenient setting. The peace and quiet of rural life with country walks and country pubs from your very doorstep, yet a location that's perfect for the commuter being only 4 miles or so to the M42 and Ashby's many shops, bars, restaurants.

Step through the front door into a warm and inviting hallway, rich in cottage charm with three-quarter height tongue-and-groove panelling, exposed brickwork and a built-in bench seat with hidden storage, a staircase rises gently to the first floor.

Oak doors open into the heart of the original cottage - now a cosy library and reading room - where a brick-built fireplace creates a comforting focal point. A front-facing window draws in soft natural light, while the gently curved cornicing adds a touch of understated elegance.

The principal extended sitting room is wonderfully welcoming, a generous yet intimate space with ornate cornicing and windows to the front. French doors open onto the stone-paved terrace, inviting the outside in during warmer months and offering peaceful garden views year-round.

Second door from the reading room opens into a simply stunning kitchen, dining and living space - a seamless combination of rooms designed for family life and relaxed entertaining. Deep blue shaker cabinetry wraps around the kitchen, complemented by gleaming quartz worktops and a classic Belfast sink set beneath a window overlooking open fields. A central island with timber worktop provides breakfast seating, with integrated wine chiller and plentiful storage below, while there is space for a range cooker and frees standing fridge and freezer. Last but definitely not least is the hidden pantry cupboard with double door, shelving, and automatic lighting. The kitchen flows effortlessly into a light-filled dining and sitting area beneath a vaulted ceiling, where three tall picture windows and French doors frame views of the garden, Amtico flooring lies underfoot and inset speakers set in the ceiling above.

Just off the kitchen is a practical laundry/boot room with storage cupboards, appliance space, and French doors to the garden - ideal after countryside walks - along with a handy ground floor cloakroom with WC and wash basin.

Upstairs, the cottage feel continues with panelled walls along the landing and a window overlooking the rear garden. The principal bedroom is a peaceful king-size retreat with stripped and painted floorboards and far-reaching rural views to the front. An archway leads into a charming dressing area and onward to a beautifully finished en-suite, complete with a repurposed vanity unit with Villeroy & Boch basin, large walk-in rainfall shower and garden views from the rear window.

Bedrooms two and three also enjoy delightful views across the front fields, often dotted with grazing sheep, while bedroom four - currently a home office - overlooks the garden and surrounding trees and would comfortably serve as a double bedroom if required.

The family bathroom is striking and contemporary, featuring a freestanding deep bath with tall pillar mixer tap and handheld shower attachment, a vanity unit with inset basin and black mixer tap, and a spacious walk-in shower with metro-style tiling, rainfall shower and Crittall-effect glazed screen. A ladder radiator and rear window complete the space

Outside, tucked away along a quiet country lane, the cottage offers excellent parking via a stone-chipped driveway, leading to a double garage with up-and-over door, light and power, side window and personal door to the rear garden, as well as an EV charging point.

The gardens are private and beautifully maintained, laid mainly to lawn with a variety of paved patio areas, including a charming lower terrace with timber gazebo - the perfect sheltered spot for outdoor dining and long summer evenings.

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. Due to the historic nature of this character cost some of the rooms walls are not perfectly straight in these places average measurements have been taken.

Property construction: Standard

Parking: Driveway & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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: JGA24022026

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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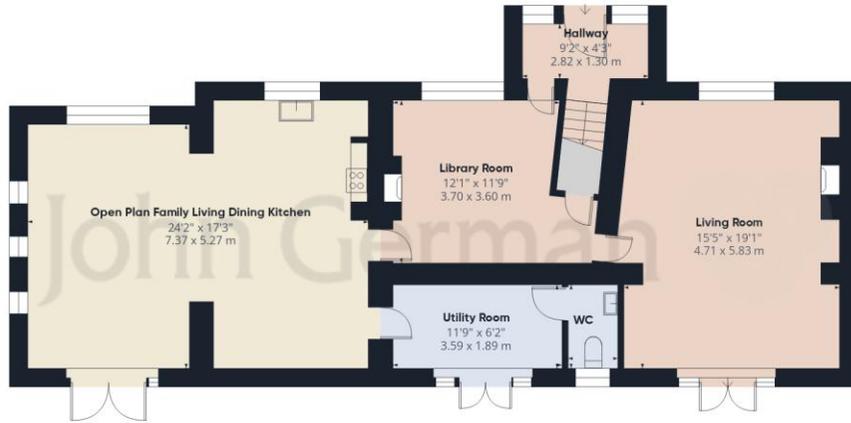






PADSTOW





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2100 ft²

195 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.

GIRAFFE360



Agents' Notes

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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		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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