Superior Homes

Royston & Lund

Wall End House Moor

Coleorton | LE67 8FQ

Guide Price £1,175,000

Guide Price £1,175,000 - £1,200,000

NO UPWARD CHAIN

This most impressive country home Wall End House has just over 5000sq ft of accommodation and
range of an additional workshop (suitable for conversion to potential annex or offices, subject to appropriate consents and approvals). Beautifully situated on a country lane, you approach the home through a gated driveway with ample parking and access to a double garage. The home has an immaculate high-level finish throughout and is tastefully decorated.

Entering the home through a porch you are greeted by the good-sized entrance hall with Kardean decorative flooring, stairs leading to the first floor and doors to Study, kitchen and lounge.
The large wrap around kitchen and Sun room, bespoke by Glenfield Kitchens takes in the breathtaking garden with extensive maple units with Corian work-tops over. The kitchen is well designed with some integrated appliances and free-standing Range cooker. Bi-Fold doors between the kitchen and the lounge allow for the space to be separated. This is an ideal space for relaxing, dining and socialising and benefits two sets of French doors to the patio and garden. Further more is a large utility room and convenient wet room with shower, w.c. and wash hand basin.

Moving through to the home is a comfortable sitting room which is beautifully decorated with a stylish feel, having log burner centrally placed which reflects to the lounge. The further lounge is a light and airy space with French doors once again leading to the impressive garden.

Leading on from this room is the entrance to the 16-foot Canadian Swim Spa in the most luxurious space which has a feel of opulence and style with a walk in wet room with rustic high shine tiles and rainfall shower, w.c. and wash hand basin. There is a large glass display panel giving a view into the attached garage. Sliding doors surround the Spa opening out into the garden and giving access to the back of the garages.

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- Four Bedroom Country Home Presented to a High Standard
- Wrap Around Kitchen and Sun Room with Glass Bi-fold Doors to the Lounge
- Principle Bedroom Suite with Dressing Room and En-Suite
- Valid Planning Permission for Further Extension
- South Facing Garden (0.85 of an Acre)
- Three Double Garages. EV Charging Point, 16-foot Canadian Swim Spa
- Workshop with Power and Water Perfect for Development into an Annex
- Planning Permission for an Extension and Fifth Bedroom
- Council Tax Band G, EPC Rating D, Freehold

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Moving up to the first floor from the hallway it has the most comfortable and deluxe ambient sense, having four double bedrooms, two benefitting from en suite shower rooms and additional luxurious family bathroom being fully tiled, having a freestanding roll top bath and Victorian style WC and wash hand basin. The herringbone floor complements the suite perfectly.

The principal suite has a picture pitched floor to ceiling window which lets the light flood in and overlooks countryside. This room also has a deluxe dressing room and en suite. The acoustics in this room really do have to be appreciated. There are three further double bedrooms one having an en-suite shower room and built in wardrobes and bedroom three has built in wardrobes. The fourth bedroom has dual aspect windows.

Wall End House is situated within 0.85 acre of landscaped south-facing gardens and grounds, if you enjoy outside space this is an absolute delight, the additional workshop has currently lighting, toilet and heating and is ripe for development with the relevant planning consents to convert into an annex. There are three double garages and a large timber shed with a metal roof. There is also an EV charging Point.

Call us for your own personal tour of this stunning property and garden.

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EPC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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