



Stoney Lane Coleorton

- Beautifully remodelled and extended cottage
- Peacefully situated on a quiet country lane
- Contemporary kitchen with quartz worktops
- Impressive open-plan kitchen, living and dining room
- Family room with exposed beams and log burner
- Large bi-fold doors overlooking the garden
- Main suite with dressing area and en suite
- Beautifully landscaped private rear garden
- EPC Rating C / Council Tax Band E / Freehold

A beautifully remodelled and substantially extended four bedroom detached cottage, occupying an enviable position on a quiet village lane in rural Coleorton, with truly exceptional panoramic views across the surrounding countryside. Offering approximately 2,745 square feet of thoughtfully designed accommodation, this impressive home seamlessly combines period character with a sophisticated contemporary finish. The property is offered for sale with no onward chain.

At the heart of the home is the impressive open-plan kitchen, dining and living space, creating a superb central hub the contemporary kitchen is beautifully appointed with quartz worktops, a substantial central island and integrated AEG appliances, while large bi-fold doors draw the outside in and make the most of the far-reaching rural views. This exceptional space is complemented by a charming family room with exposed beams and a log burner, alongside a separate sitting room providing a more relaxed alternative.

Outside, the beautifully landscaped rear garden has been thoughtfully designed to maximise privacy while taking full advantage of the exceptional rural outlook, with an extensive paved patio leading to a raised lawn and established planting. The property is approached via two separate driveways, providing excellent off-road parking and access to a large detached garage. Set within the sought-after village of Coleorton, the property enjoys a peaceful countryside setting while remaining conveniently placed for Ashby-de-la-Zouch, local amenities and excellent road links via the A42 and M1.





Accommodation:

The heart of the home is the impressive open-plan kitchen, dining and living space, designed with both everyday family life and entertaining in mind. The contemporary kitchen features quartz worktops, a substantial central island and integrated AEG appliances, while large bi-fold doors provide a wonderful connection to the garden and countryside beyond. A separate sitting room provides a more formal reception space, whilst the charming family room features exposed beams and a log burner. Further ground floor accommodation includes a useful utility room and downstairs WC, with Velux windows and a built-in media wall adding to the quality and versatility of the living space.

To the first floor are four well-proportioned bedrooms, including a particularly impressive main suite with vaulted ceiling, dressing area/walk-in wardrobe and luxurious en suite bathroom with freestanding bath and separate walk-in shower. French doors open onto a Juliet balcony, framing far-reaching views across the surrounding countryside. The second bedroom also benefits from an en suite shower room, with a further contemporary family bathroom serving the remaining bedrooms. The property is further enhanced by an air source heat pump, underfloor heating, high levels of insulation and aluminium double-glazed windows.

Gardens and land:

The property is approached via two separate driveways, providing excellent off-road parking and access to a large detached garage. The beautifully landscaped rear garden is a particular feature, having been thoughtfully designed to maximise privacy and take full advantage of the exceptional rural outlook. An extensive paved patio provides an ideal setting for outdoor dining and entertaining, beyond which lies a raised lawn bordered by established planting. With uninterrupted views over adjoining fields and the surrounding countryside, the garden offers a peaceful and private setting rarely found in such a convenient location.

Location:

Situated in the sought-after rural village of Coleorton, the property enjoys a peaceful countryside setting whilst remaining conveniently placed for everyday amenities and excellent road links. The village provides a primary school, village hall and traditional public houses, whilst the nearby market town of Ashby-de-la-Zouch offers a comprehensive range of shops, restaurants, pubs, schools and leisure facilities. For the commuter, the A42 and M1 are readily accessible, providing convenient links towards Leicester, Derby, Nottingham and Birmingham. The surrounding countryside offers a wealth of scenic walks and bridleways, making this an ideal location for those seeking a tranquil rural lifestyle without sacrificing accessibility.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band E.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.





Alexanders

Services:
The property is connected to mains electricity, water, and drainage.

Heating is provided by an air source heat pump heating system, and also benefits from underfloor heating.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

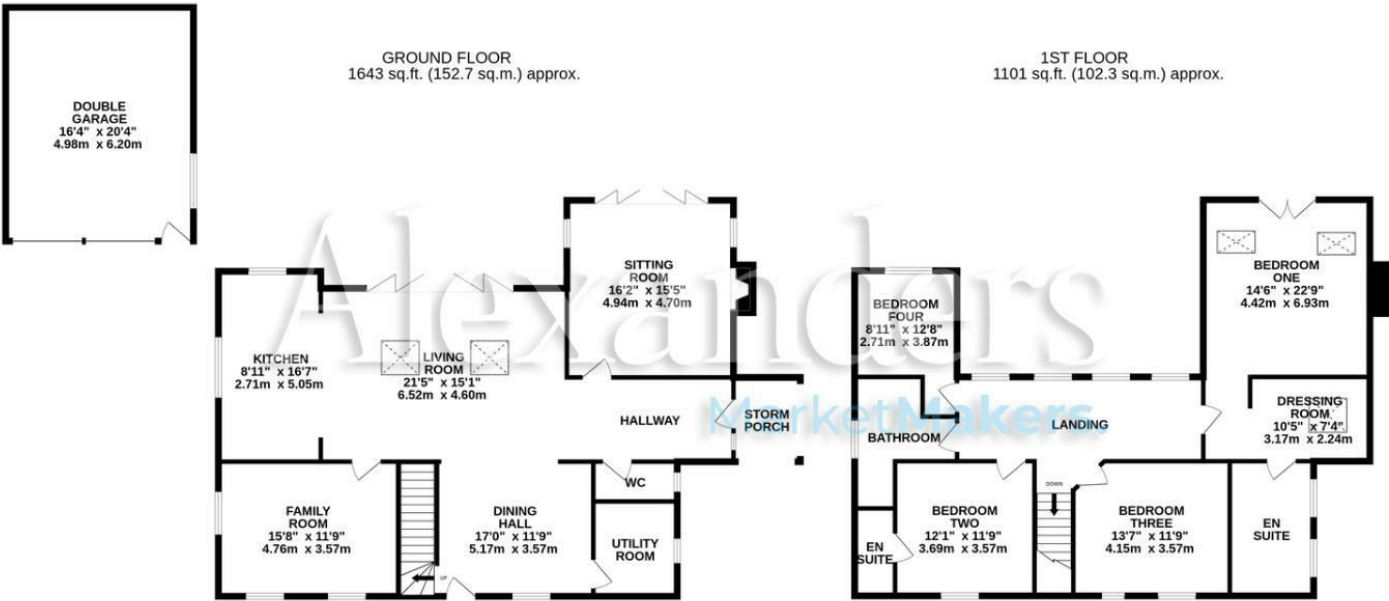
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA : 2745 sq.ft. (255.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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