



**Abbots Oak Manor, Abbots Oak, Warren Hills Road, Coalville, Leicestershire
LE67 4UY**

Boutique Hotel / Wedding Facility

- ▶ **Total GIA: 9,438 sq ft (876.77 sq m)**
- ▶ **Fitted out to an exceptionally high standard throughout**
- ▶ **Set in woodland grounds of 4.03 acres (1.63 hectares)**
- ▶ **Freehold price: £2,200,000**

For enquiries and viewings please contact:



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Location

The property is located off Warren Hills Road, in the semi-rural hamlet of Abbots Oak, on the outskirts of Coalville, Leicestershire. Abbots Oak is located on the fringes of Charnwood Forest. The hamlet is made up of agricultural properties and a small cluster of private houses together with The Bull's Head public house, which lies virtually opposite the subject property. The property lies approximately 6 miles south east of Ashby-de-la-Zouch and 13 miles north of Leicester.

Description

The subject property comprises an attractive and imposing Grade II listed brick and stone built building, which was originally constructed c1860 as a chapel and has been sympathetically extended and re-configured over the years and now provides a high quality 9 bedroom boutique hotel / wedding facility.

Internally, the property has been arranged at ground floor level to provide a reception area, 2 lounges, a dining room, two kitchens, a bar area and a number of WCs. A feature staircase provides access to the first floor, where there are 9 bedrooms, 7 of which benefit from en-suites. There is also a basement and a small 'tower room' on the second floor which has access to the roof.

In addition, to the main accommodation within the boundary of the site is a two-storey outbuilding, which provides office / studio accommodation.

Comprising approximately 9,438 sq ft, the premises has historically operated as a venue for weddings and corporate events, accommodating over 300 guests, seven days a week. In recent years, the property has undergone a comprehensive refurbishment, with reports indicating that over **£1.4 million** has been invested in upgrading the building throughout.

Externally, the property is set in attractive and mature woodland grounds extending in total to 4.03 acres, including dedicated parking areas.

Accommodation

	Sq M	Sq Ft
Basement	27.6	297
Ground Floor	397.6	4,280
First Floor	364.3	3,921
Second Floor	14.7	158
Total	804.2	8,656

In addition, the two-storey outbuilding extends to an approximate Gross Internal Area of 782 sq ft (72.65 sq m).

Services

We are aware that mains, water electricity, drainage and telecommunications are all available to the subject property. Gas is supplied to the property by LPG.

Planning

The property is Grade II listed under list entry number 1361243.

We understand that the property has a present planning consent for a mixed use C1 (Hotel) and a C3 (Dwelling House) under planning reference 12/01058/CLE.

Enquiries regarding your proposed use of the property should be discussed with North West Leicestershire District Council planning department.

Tenure

The freehold interest is available to purchase, with vacant possession.

Business Rates

The property is currently listed as hotel and premises and has a rateable value of £15,500.

Source: VOA

Price

£2,200,000

VAT

We understand that the property has been elected for VAT and therefore may be chargeable on the sale price.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The property comprises a Grade II listed property and as such is considered exempt.

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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