

Station Road

Ibstock, Leicestershire, LE67 6JJ

John German





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£450,000

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.

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. 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.

The property is approached via a Minton-style tiled pathway leading to a pillared portico entrance porch. 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.

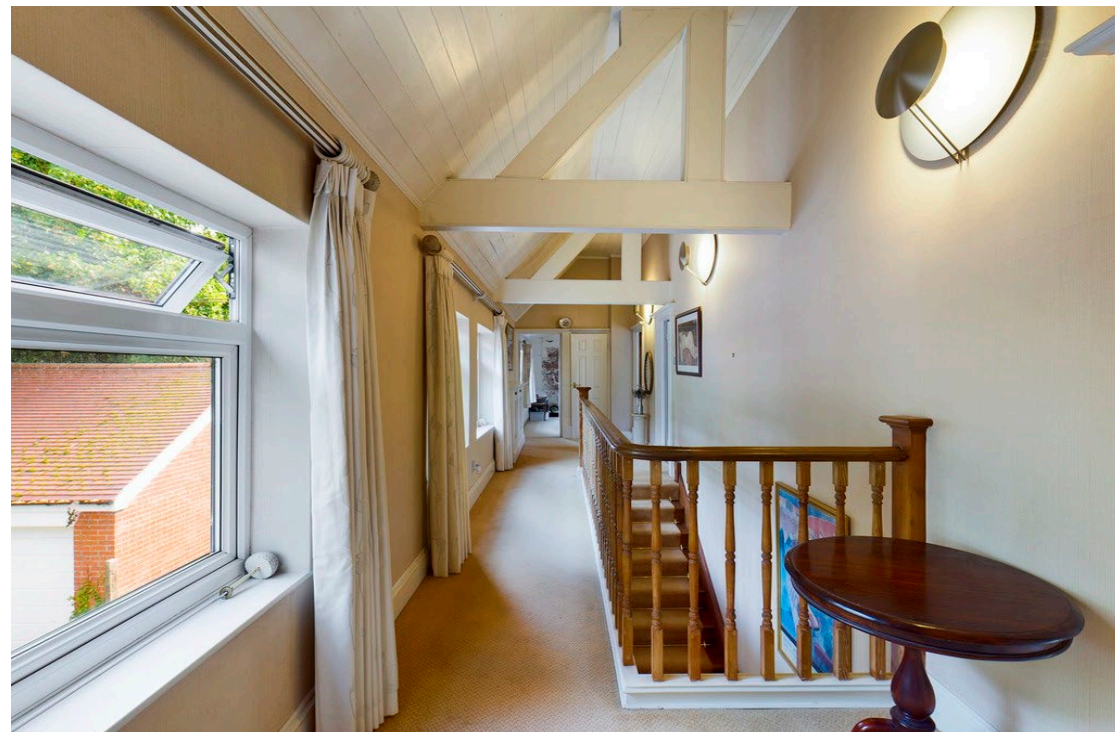
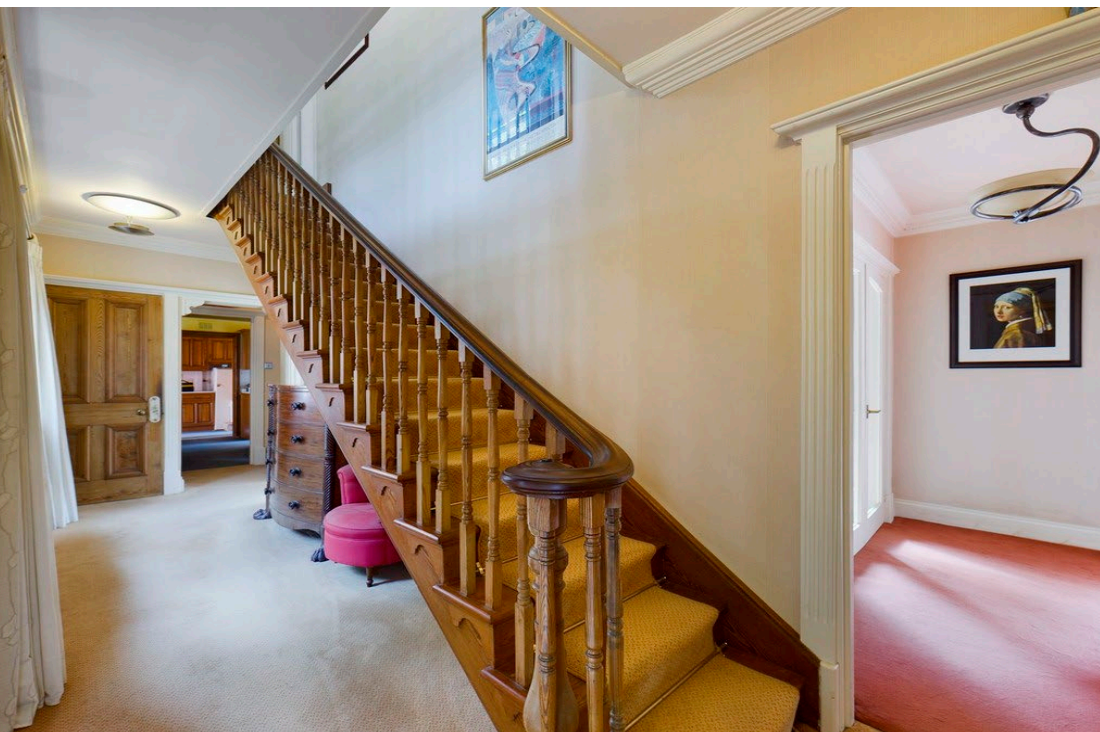
Useful Websites: www.gov.uk/government/organisations/environment-agency

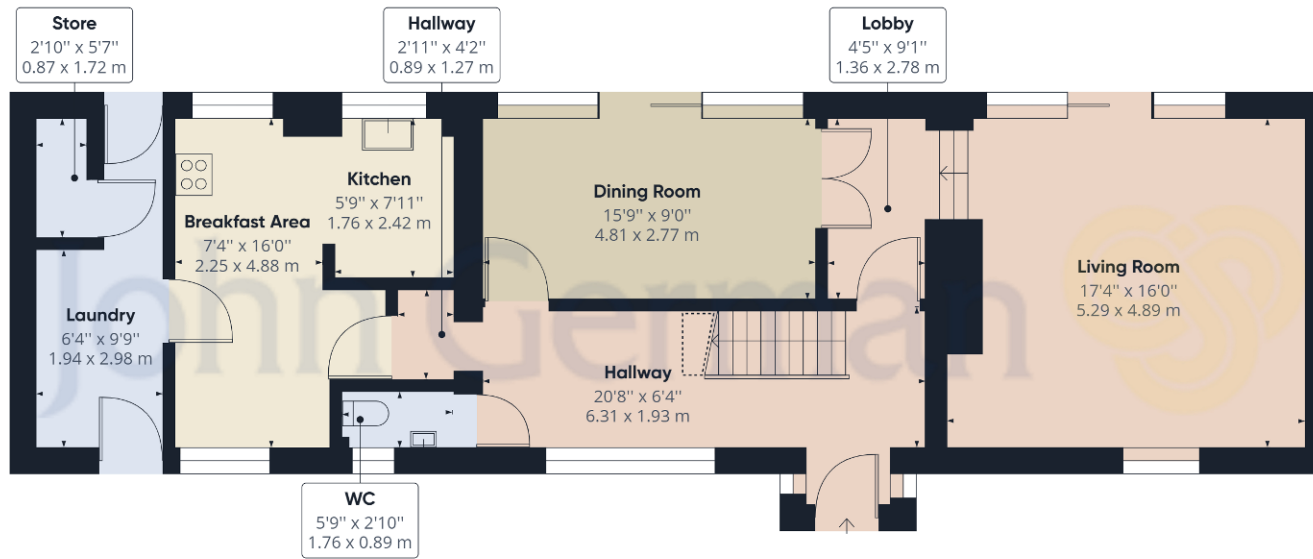
Our Ref: JGA/21042026 Local Authority/Tax Band: North West Leicestershire District Council / Tax Band F

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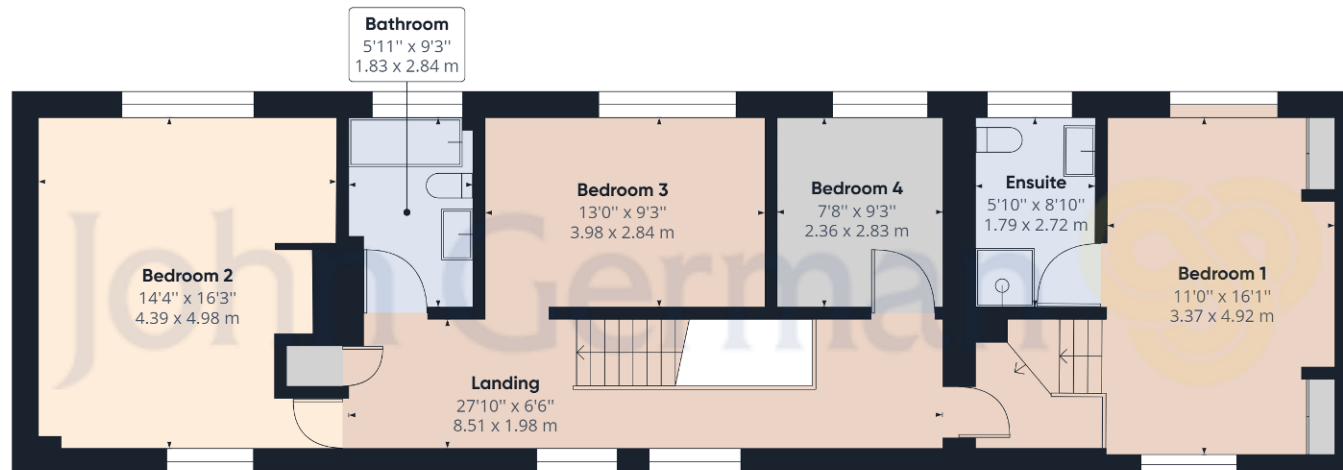
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Ground Floor Building 1



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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Agents' Notes

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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		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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