

Aqueduct Road

Coleorton, Coalville, LE67 8JA

John German





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£775,000

Spacious country home spanning over 2000 sq.ft in a peaceful rural setting. With four double bedrooms, three reception rooms, breakfast kitchen, grounds extend to circa. 0.25 acres. Includes a self-contained one-bed bungalow with its own kitchen, wet room, and conservatory. Ideal for multigenerational.

Distinctive Country Home with Detached Bungalow Annexe – Ideal for Multigenerational Living

Welcome to this exceptional and truly unique family residence set in the heart of the countryside. Offering a rare blend of space, privacy, and versatility, this beautifully presented four-bedroom home is accompanied by a self-contained one-bedroom bungalow annexe-perfect for extended family, guests, or as an income-generating opportunity. Set within a sunny, southerly garden plot of approximately one acre, this home delivers charm, comfort, and lifestyle in equal measure. Renira has been a wonderful family home for the same owners since it was built nearly 30 years ago, and is now ready to welcome its next family, this exceptional home enjoys a prime position on one of the village's most sought-after lanes.

Coleorton is a charming and historic village set in the rolling landscape of the National Forest, perfectly placed for lovers of rural living. With links to literary figures such as William Wordsworth and a history rooted in the grandeur of Coleorton Hall, the village blends heritage with tranquillity. Residents enjoy easy access to walking and cycling trails, local pubs, and vibrant community life. Just a short drive away, Ashby-de-la-Zouch provides excellent schools, shops, cafes, and restaurants. The M42 ensures convenient commuting to Leicester, Birmingham, and East Midlands Airport, making this a peaceful yet well-connected retreat.

Main House – Ground Floor

A five-bar gate opens onto a stone chip driveway, offering plentiful off-road parking and access to both the main residence and annexe. Steps and a winding garden path lead through mature landscaping to a canopied entrance porch. Once inside, a welcoming entrance vestibule with tiled flooring and fitted bookcase opens into a central reception hallway, with stairs rising to the first floor and a handy guest cloakroom set just off.

At the heart of the home lies the family breakfast kitchen, fitted with limed effect oak cabinets, and finished with beautiful, speckled countertops. A four-ring hob with hood, oven beneath, integral dishwasher, and space for a large dining table make this a perfect setting for both everyday meals and informal entertaining. The adjacent utility room provides further storage and appliance space, including an integrated fridge freezer and plumbing for a washing machine. The formal dining room is an impressive entertaining space measuring an expansive 19' 8" x 11' 3" featuring an open Adam-style fireplace and patio doors out to the garden. The living room is a standout, enjoying a triple aspect and access to the patio, with a cosy brick inglenook fireplace and log burner creating a warm focal point. A versatile study/family room completes the ground floor, ideal for working from home or as a children's playroom/second sitting room.

First Floor

A turning dog-leg staircase leads to a spacious first-floor landing with a bay dormer window and ample space for a reading nook or study area. There are four generously sized double bedrooms, with all the rear facing bedrooms enjoying great panoramic countryside views, and the front facing bedroom overlooking farmland. The principal suite extends the full depth of the property and boasting en-suite is fully fitted with a panelled bath, tiled shower cubicle, pedestal wash basin, bidet, WC, and half-height tiling. The remaining bedrooms offer superb proportions and flexibility for family members, guests, or hobby spaces. The family bathroom is fitted with a white suite comprising bath, WC, pedestal wash hand basin and separate enclosed shower.

Detached Bungalow Annexe

The detached single-storey bungalow annexe is perfect for guests or relatives, offering comfortable, self-contained living. It features a double bedroom with garden views and a skylight, a stylish walk-in wet room, and a well-equipped kitchen with integrated appliances. The bright sitting room enjoys dual-aspect windows, a skylight, and French doors leading to a conservatory with lovely views over the gardens. The conservatory opens onto a gravel patio area-ideal for relaxing outdoors. A charming and practical addition to the main home.

Outside

The property enjoys a peaceful and private garden plot of approximately 0.25 acres in total, benefitting from privacy and a sunny southerly aspect. The mature gardens are beautifully landscaped with sweeping lawns, mature trees, planted borders, raised patio, and a high level of privacy-perfect for both relaxing and entertaining. The gated driveway provides ample parking, while the layout of the grounds ensures that the main house and annexe feel both connected and self-contained.

Agents note: There is no mains gas.

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.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil fired central heating

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

Broadband type: 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 G

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

www.nwleics.gov.uk

Our Ref: JGA/06082025

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.

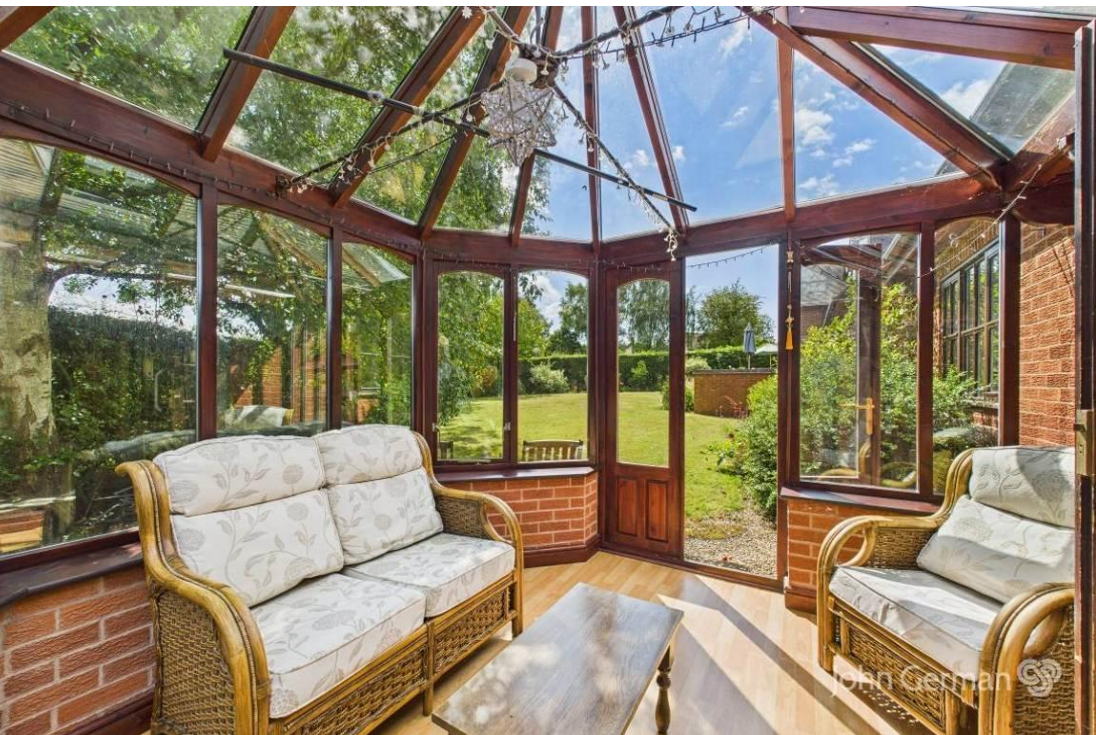
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





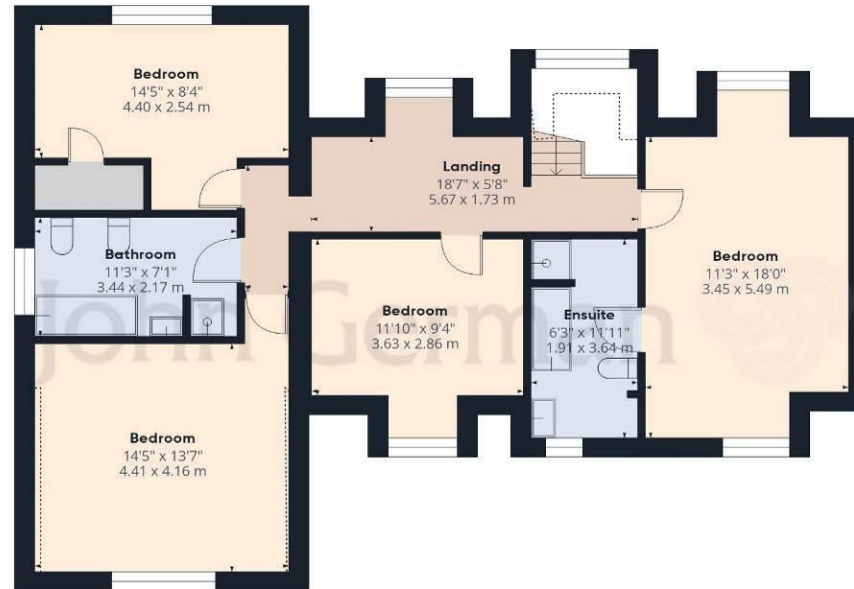








Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2825 ft²

262.4 m²

Reduced headroom

10 ft²

0.9 m²

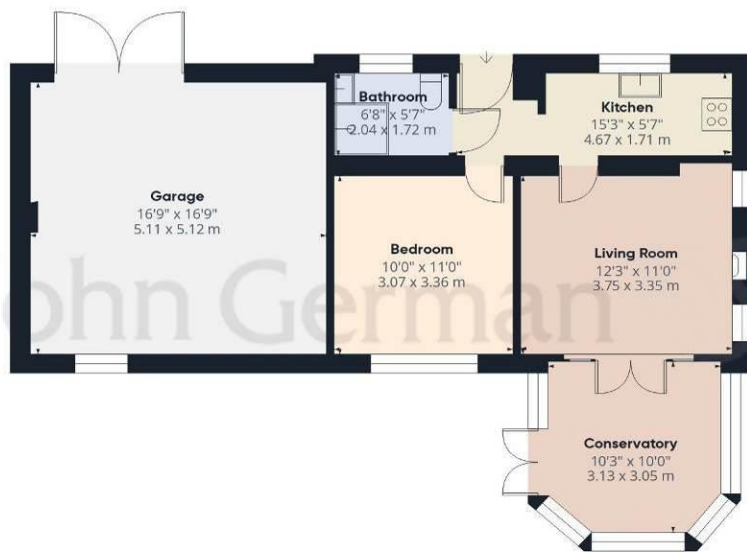
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor Building 2



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	67 D
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



