



The Woodlands, Bath Lane, Moira, Derbyshire, DE12 6BP

HOWKINS &  
HARRISON







# The Woodlands, Bath Lane, Moira, Derbyshire, DE12 6BP

Guide Price: £950,000

The Woodlands is a substantial detached 1930's family home set within a private development of seven homes, occupying a generous and mature plot in the heart of the National Forest. Rarely do homes of this character and distinction become available.

The property offers over 3,900 sq ft of versatile accommodation and has been under the same ownership for 55 years, reflecting both the quality of the house and its setting. The accommodation includes a series of well-proportioned reception spaces, a large kitchen with adjoining sitting area, and a delightful conservatory overlooking the rear garden. To the first floor, there are five bedrooms, two with en-suite facilities, along with a bathroom featuring a corner suite. Externally, the property enjoys an in-and-out driveway, a large garage, and established gardens with a pleasant outlook towards surrounding woodland.

Situated in a highly regarded area, the property is well placed for Ashby town centre amenities and excellent commuter links, including convenient access to the A444 & M42.





## Location

The Woodlands is situated within the heart of the historic village of Moira, a highly regarded National Forest location known for its attractive woodland surroundings and strong sense of heritage. The village offers a range of local amenities including a primary school, village shops, public houses and cafés, together with the well-known Conkers Discovery Centre and extensive woodland walks close by. Moira provides an appealing semi-rural lifestyle while remaining exceptionally well connected, with the nearby A444 trunk road offering direct access to Junction 11 of the M42, ideal for commuters. A wider range of shops, restaurants and services are available in the nearby market town of Ashby-de-la-Zouch, which lies just a short drive away.

### Travel Distances

Ashby-de-la-Zouch – approx. 4 miles

Tamworth – approx. 13 miles

Repton School, Repton – approx. 14 miles

Derby – approx. 15 miles

Leicester – approx. 18 miles

Nottingham – approx. 25 miles

Coventry – approx. 26 miles

Birmingham – approx. 27 miles



## Accommodation Details – Ground Floor

The property is approached via a solid front door opening into a spacious reception hall, immediately conveying the scale and character of the home. The hall provides a central point of circulation, with the staircase rising to the first floor and doors leading to the principal ground-floor rooms. There is a useful under-stairs storage cupboard discreetly positioned off the hall. Off the reception hall is a cloakroom WC and a separate office, ideal for home working or study use, enjoying a pleasant front facing outlook. The rear of the hallway opens into the impressive conservatory, a standout space that forms a natural focal point of the home. Designed to maximise light and garden views, this room provides an excellent year-round sitting and dining area, with doors opening onto the rear terrace and gardens beyond. The main living room is a generous and well-proportioned reception space, featuring a central fireplace and double doors opening directly to the rear garden.

Continuing through the ground floor, the accommodation opens into the kitchen, which is fitted with extensive cabinetry, quality work surfaces and a central island. The kitchen flows into an adjoining sitting and dining area, forming an excellent everyday living and entertaining space. Bi-fold doors open from the kitchen end onto the rear terrace. Set off the kitchen is a separate utility room, providing additional storage and practical working space. Opposite the utility room is a contemporary wet room, ideal for garden use or guests. A linking hallway extends beyond, giving internal access through to the garage, adding to the practicality of the layout.











## First Floor

The staircase rises to a spacious landing, providing access to all first-floor accommodation. The principal bedroom is a truly impressive space, measuring 26ft in length and enjoying large dual-aspect windows, which create a bright and airy room with excellent proportions. This vast bedroom is served by a private en-suite bathroom, fitted with a quality four-piece suite including a bidet and separate shower cubicle. There are four further well-proportioned bedrooms, offering excellent flexibility for family living or guest accommodation. One of these bedrooms benefits from its own en-suite shower room. Completing the first floor is the family bathroom, fitted with a three-piece suite featuring a corner bath.









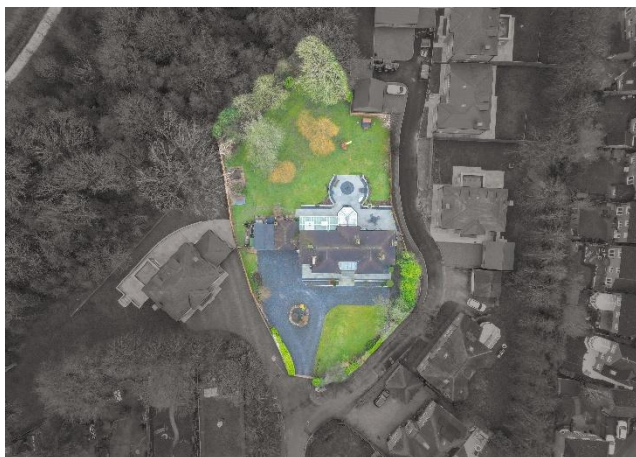


## Outside, Gardens and Grounds

The property is approached via an impressive in-and-out driveway, providing extensive off-road parking and creating a strong sense of arrival. The driveway leads to a large detached garage, offering excellent storage and practical space, and is complemented by established boundary planting that enhances privacy.

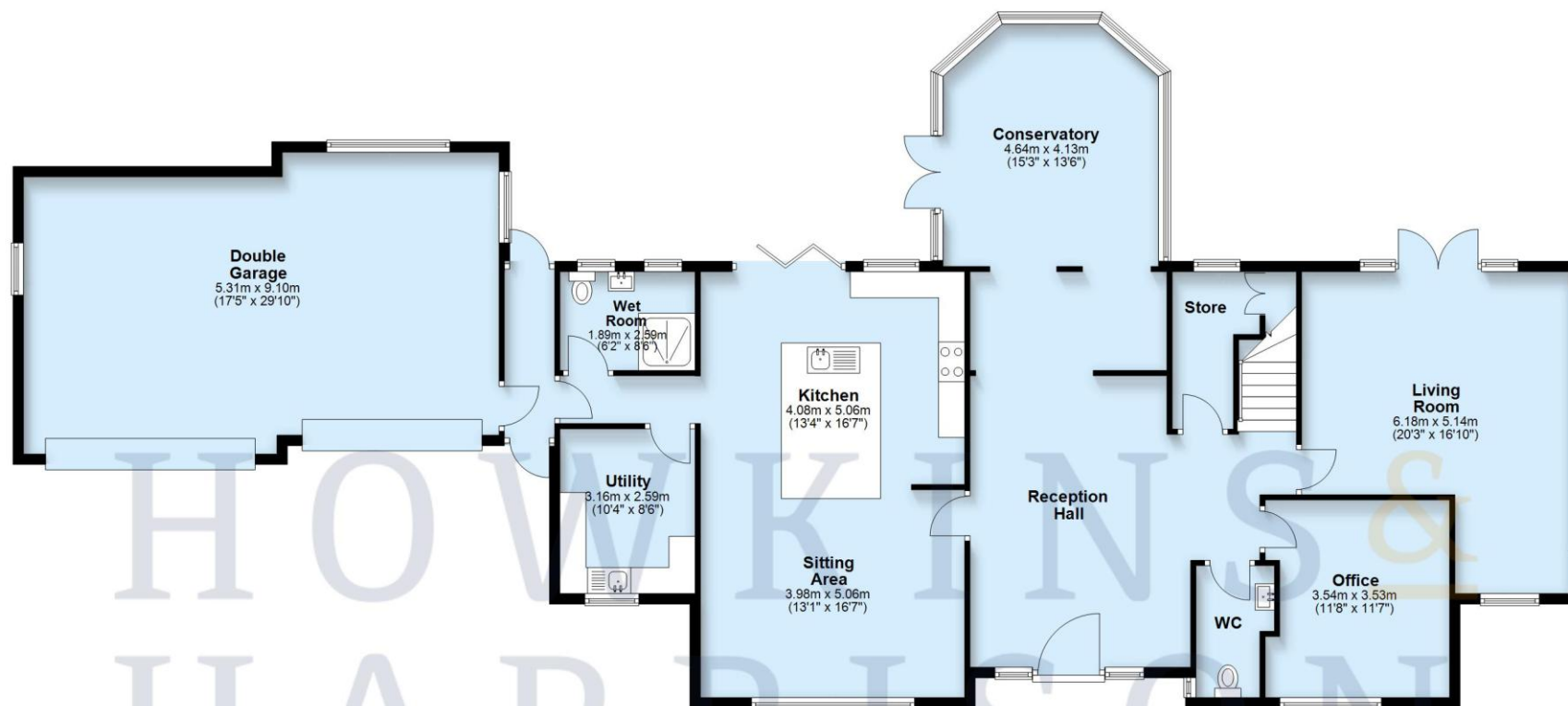
The house sits within a generous and mature plot, with gardens extending around the property. To the rear, the gardens are predominantly laid to lawn and interspersed with established trees and planting, creating a peaceful and private outdoor setting. A paved terrace sits directly to the rear of the house and conservatory, providing an ideal space for outdoor dining and entertaining.

The gardens enjoy a pleasant outlook towards surrounding woodland, reinforcing the property's National Forest setting and providing a natural backdrop throughout the seasons.

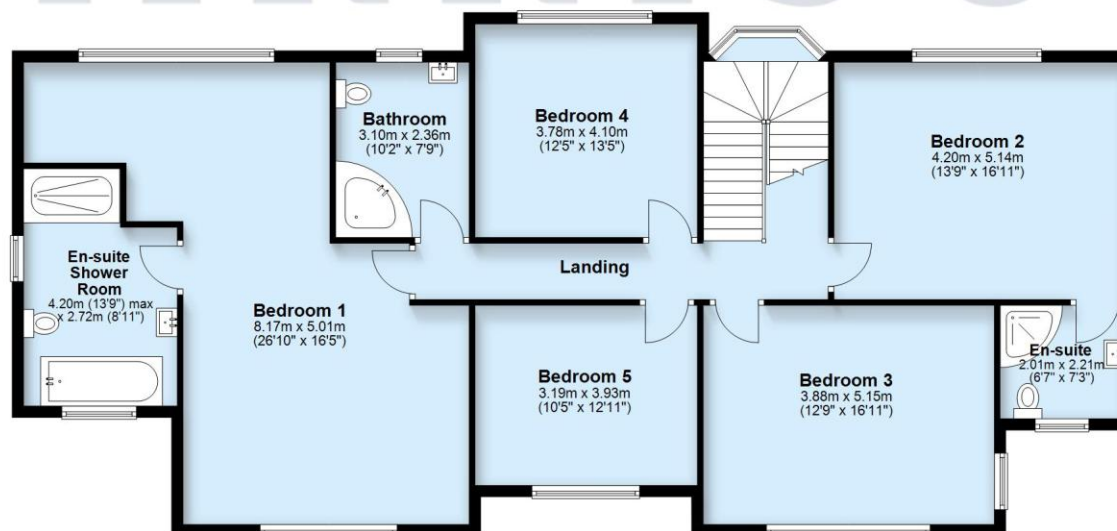




**Ground Floor**  
Approx. 213.8 sq. metres (2300.9 sq. feet)



**First Floor**  
Approx. 149.5 sq. metres (1609.3 sq. feet)



Total area: approx. 363.3 sq. metres (3910.3 sq. feet)



## Features

- Rare opportunity within the National Forest
- Distinctive detached character home
- Over 3,900 sq ft of versatile living space
- Architectural detailing and bespoke joinery throughout
- Impressive reception spaces with striking proportions
- Stunning conservatory with garden and woodland outlook
- Statement kitchen with island and premium cabinetry
- Five well proportioned bedrooms
- Wet room, two en-suites and family bathroom
- In-and-out driveway with 29ft double garage

## Additional Information

The Woodlands was originally constructed in 1939. We are advised that the oak panelling and parquet flooring within the entrance hall are original features. The kitchen and bedroom fittings are crafted from English oak and were made by Holmtree, a well-regarded company based in Ashby-de-la-Zouch. The Hydropool hot tub located beneath the rear veranda is included within the sale, as is the children's play unit situated within the rear garden.





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01530-410930 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested. We are advised that the property benefits from main water, drainage, gas and electricity are connected to the property. The central heating gas fired and broadband is connected to the property.

## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax

Band - G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	50 E
21-38	F		
1-20	G		



## Howkins & Harrison

58 Market Street, Ashby de la Zouch,  
Leicestershire LE65 1AN

Telephone 01530 410930  
Email [ashbyproperty@howkinsandharrison.co.uk](mailto:ashbyproperty@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)  
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)  
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



rightmove  
find your happy



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.