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Bath Lane
Moira

- Exceptional five bedroom detached home
- Bespoke residence in private gated setting
- Kitchen/dining/living room over 700 square feet
- Versatile sitting room and study/family room
- Five extremely generous double bedrooms
- Luxury main bedroom suite with Juliet balcony
- Paved terrace and generous lawn
- Double garage and ample off-road parking
- EPC Rating B / Council Tax Band G / Freehold



An exceptional five bedroom architect-designed residence, The Limes forms part of an exclusive collection of bespoke homes and is privately positioned behind electronically operated gates in the popular village of Moira. Arranged over three expansive floors, the property has been thoughtfully designed with generous proportions, contemporary architecture and a high level of finish throughout.

The accommodation includes four extremely generous double bedrooms to the first floor, a luxurious main bedroom suite with Juliet balcony, and a substantial fifth bedroom with its own luxury bathroom on the second floor. At the heart of the home is an outstanding open-plan living, dining and kitchen space extending to over 700 square feet, complemented by a generous sitting room, versatile study/family room and useful laundry and boot room.

Further complemented by professionally landscaped gardens, a substantial double garage, private driveway and 7.2kW electric vehicle charging point, The Limes enjoys a wonderful sense of privacy with a mature tree line and charming brook along the rear boundary. Situated within the National Forest, Moira is a popular and well-connected village surrounded by woodland, countryside and a wealth of outdoor recreational opportunities, whilst Ashby-de-la-Zouch is just approximately 2.5 miles away.











Accommodation:

The property is entered via an impressive double-height entrance hall, featuring LVT flooring and a striking oak and glazed staircase rising to the galleried first-floor landing and continuing to the second floor.

The ground floor provides a generous sitting room, versatile study/family room, cloakroom and useful laundry/boot room. The real heart of the home is the exceptional open-plan living, dining and kitchen space, extending to over 700 square feet in total. Thoughtfully arranged into three distinct yet connected areas, this impressive space features extensive picture windows and twin sets of bi-fold doors, creating a wonderful connection with the landscaped gardens.

The first floor provides four extremely generous double bedrooms, three of which benefit from their own dressing rooms. The luxurious main bedroom suite enjoys French doors opening to a Juliet balcony, a beautifully appointed en suite with a Japanese-style spa toilet and its own dressing room. Two of the remaining bedrooms also feature their own dressing rooms, while the fourth bedroom is served by the stylish family bathroom, also incorporating a Japanese-style spa toilet.

The second floor provides a substantial fifth bedroom with attractive rear-facing dormer windows and a further luxury bathroom, creating a wonderfully private and versatile additional suite.

Gardens and land:

The Limes is approached via a long shared private driveway with subtle illumination, providing both privacy and a suitably impressive arrival. The property benefits from a substantial double garage, 7.2kW electric vehicle charging point and additional parking provided by a block-paved driveway.

The professionally landscaped gardens provide a combination of paved terrace and lawn, creating an attractive setting for outdoor dining, entertaining and family enjoyment. To the rear, the garden enjoys a picturesque outlook towards a mature tree line, providing a wonderful natural backdrop and strong sense of privacy. A charming brook meanders along the bottom boundary, further enhancing the peaceful character of the setting.

The combination of the private gated approach, generous outdoor space, double garage and natural outlook gives The Limes a particularly special sense of seclusion.

Location:

Moira is a popular and well-connected village situated approximately two and a half miles west of the historic market town of Ashby-de-la-Zouch, enjoying an enviable position within the National Forest. The village provides a good range of everyday amenities including a local supermarket, public houses, modern village hall and primary school, whilst the surrounding countryside offers an extensive network of woodland walks, bridle paths and cycling routes.

The National Forest Visitor Centre, Hicks Lodge Cycle Centre, Moira Canal and Sarah's Wood are all close by, whilst the nearby Conkers Discovery Centre provides a wealth of family leisure and outdoor activities. The village also benefits from excellent access to the wider East and West Midlands, making it particularly convenient for commuters whilst retaining a peaceful rural character.

Ashby-de-la-Zouch provides an extensive range of shopping, dining, leisure and educational facilities, whilst The Limes offers the opportunity to enjoy substantial contemporary accommodation within a private and peaceful setting.

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.
Service charge is £50 per month.

Local Authority:

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


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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.

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

Heating is provided by an air source heat pump central heating system.

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

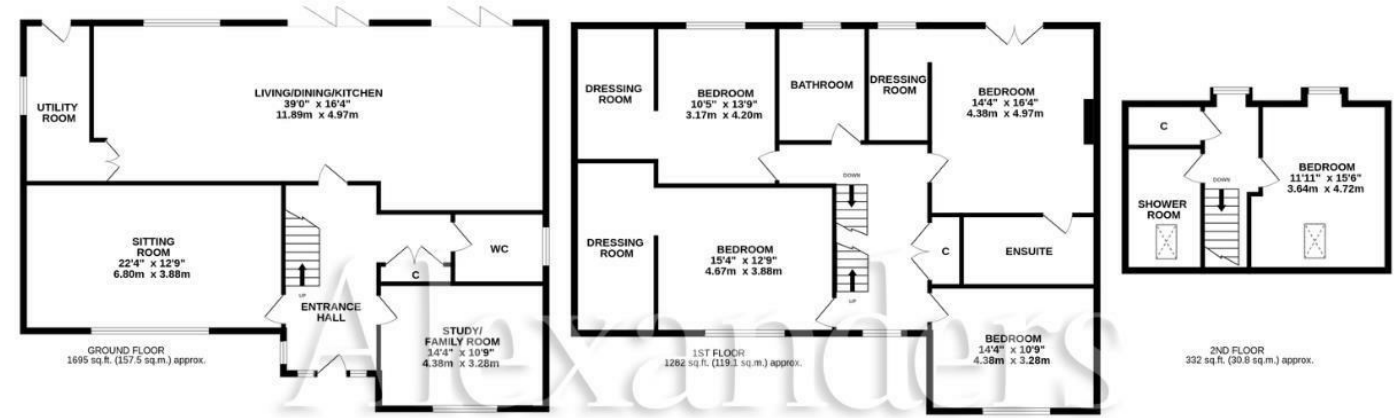
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

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.

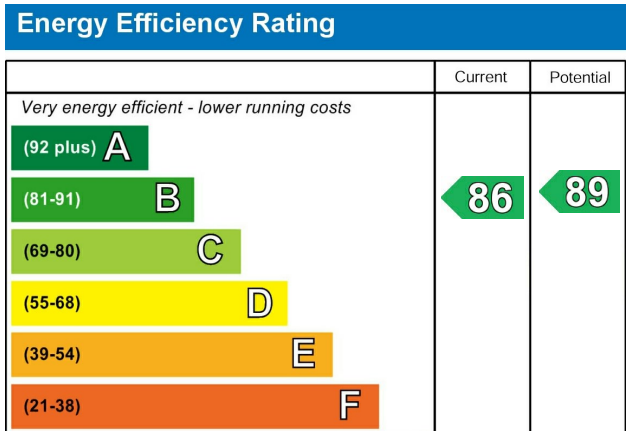
General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves 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 : 3309 sq.ft. (307.4 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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