The Dairy

Swepstone, Coalville, LE67 2RS

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£895,000

A beautifully proportioned home offering generous and versatile accommodation, this impressive property combines elegant reception rooms with a superb open-plan living dining kitchen, four spacious bedrooms, three bathrooms and exceptional private gardens, all set within an exclusive courtyard development of similar homes.

The Location - Nestled within the rolling countryside of North West Leicestershire, Swepstone is a small, traditional village with a distinctly rural character and a peaceful, close-knit feel. Its attractive surroundings offer a welcome escape from busier town life, while the neighbouring market town of Ashby-de-la-Zouch is within convenient reach. Combining countryside charm with practical connections to the wider East Midlands, Swepstone is an appealing choice for those looking to enjoy a quieter pace of life.

Ground Floor - You enter into a spacious reception hallway, where an oak staircase sweeps upwards to a part-galleried landing. Above, a vaulted ceiling with an inset skylight draws natural light into the space. Immediately to the right is a useful cloaks area, fitted with a wall of cupboards incorporating hanging space and shelving, leading through to the guest cloakroom, which is appointed with a WC and floating wash hand basin with tiled splashback.

Half-glazed double doors open into the living room, an inviting reception space centred around an attractive feature fireplace with raised hearth and inset log-burning stove, creating a welcoming focal point during the colder months. A window overlooks the gardens, while French doors open directly onto one of the property's various patio areas, providing a lovely connection between the house and its outdoor surroundings.

Returning to the hallway, a further set of half-glazed double doors leads into a generous formal dining room. Two rear-facing windows provide natural light, while French doors again open onto the patio area, which enjoys a desirable westerly aspect. This is an ideal setting for alfresco family dining and entertaining, with plenty of room for a substantial dining table.

The third reception room is a well-appointed home office, fitted with bespoke furniture incorporating an extensive arrangement of shelving, storage cupboards and a dedicated desk area. Tall, three-pane glazed barn-style windows to the front provide an attractive architectural feature while bringing light into the room.

A particular highlight is the impressive living dining kitchen, providing a spacious and sociable environment ideally suited to modern family life and entertaining. Full tiled flooring runs throughout, with ample room for a large dining table and a comfortable family seating area. The kitchen is finished in oak cabinetry complemented by marble work surfaces and a substantial breakfast island with seating for four. There is space for a range cooker, together with an integrated dishwasher, washing machine and fridge freezer. Three double-aspect windows, enjoying southerly and westerly views, combine with French doors opening onto the gardens to create a wonderfully light and welcoming space.

Leading off the kitchen is a useful side entrance hall/ boot room, with a skylight above and an internal door providing access to the double garage. A further door leads into the utility room, which offers additional appliance space, a sink with mixer tap and direct access to the rear gardens.

First Floor - The oak-balustraded staircase sweeps upwards to the first-floor landing, where oak doors lead to four generously proportioned bedrooms.

The principal bedroom is a particularly impressive room, distinguished by its fabulous vaulted ceiling with inset skylight and dual-aspect windows. French doors open onto a wrought-iron Juliet balcony overlooking the gardens below, creating an attractive feature and allowing natural light to flood the room. The generous proportions provide ample space for a seating area, while a separate walk-in dressing area with fitted wardrobes leads to the private en-suite shower room.

Beautifully appointed, the en-suite features a vaulted ceiling with inset skylight, WC and a contemporary grey high-gloss vanity unit with inset wash hand basin and pillar mixer tap. The shower area is fully tiled and fitted with a rainfall showerhead and glazed screen.

Bedroom two is another spacious double room, benefiting from its own en-suite shower room. This comprises a WC, high-gloss vanity unit with inset wash hand basin and pillar mixer tap, together with a double-width enclosed shower area featuring tiled walls, sliding glazed doors, a rainfall showerhead and an additional handheld shower.

Bedrooms three and four are served by the family bathroom, finished in white and comprising a bath, WC, pedestal wash hand basin and a double-width enclosed shower with fully tiled surrounds and rainfall showerhead. A tall chrome ladder-style towel radiator completes the facilities.

Outside - The property occupies an enviable position within an exclusive private drive and large courtyard setting, surrounded by similar homes. Ample off-road parking is available to the front, with the driveway leading to the double garage.

The rear gardens are a particularly notable feature, offering generous outdoor space with a series of patio areas, areas of lawn, established planted borders and a small orchard. Enjoying a good degree of privacy and a favourable southerly and westerly aspect, the gardens provide a wonderful setting for outdoor dining, entertaining and relaxation, with plenty of space to enjoy the sunshine throughout the day.

Agents notes - The lower section of the garden, where the orchard is situated, is currently unregistered. The vendors are in the process of arranging first registration of this land, which is anticipated to be completed and in place for the new owner upon completion of the sale.
The property is set on a private drive setting with a monthly service charge of circa £70 pcm.
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 & double garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: LPG gas central heating system
(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
Our Ref: JGA/15102026
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.


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Ground Floor





Floor 1

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Approximate total area(1)

266 m²

2865 ft²

Reduced headroom

0.7 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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Agents' Notes

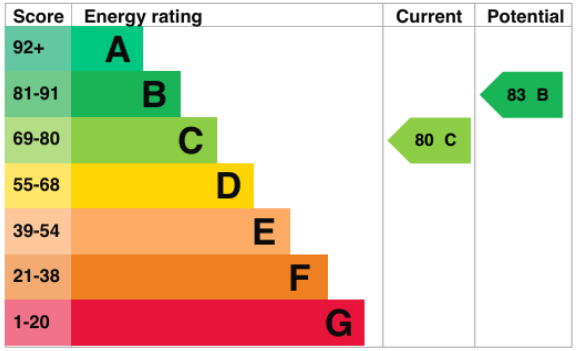
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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