



Smiths
your property experts



The Old Inn

Coleorton

- No upward chain
- A most individual period former Coaching Inn
- Light-filled accommodation full of character
- Beautifully remodelled open-plan 'living' kitchen by deVOL
- Two further reception rooms
- Versatile five/six bedroom layout with three bathrooms
- Private parking and an integrated double garage
- Grounds extending to approximately 1/3 of an acre

General Description

Smiths Property Experts are delighted to offer to the market this impressive period family home, formerly a Coaching Inn, following a comprehensive recent remodelling.

Set in grounds extending to approximately 1/3 of an acre with open views to the front, the property is located in the beautiful village of Coloerton. The house is not listed and boasts a wealth of period features and originality, combined with high ceilings and modern furnishings. The layout includes a beautiful new open-plan living area with a shaker-style kitchen fitted by deVOL.

With a generous gross floor area of circa 3,414 square feet (including a cellar and garaging), expect to find a rarely available blend of spacious, flexible living space, mature gardens, and character throughout. The property is offered to the market with no upward chain.









The Property

Internally, the generous accommodation is laid out over three floors, with additional cellar space. The interiors benefit from an abundance of light, with views to the front and rear. There are three main reception areas, including a beautiful open-plan kitchen, dining, and living area with garden views, a separate dining room, and a sitting room. There is also a useful downstairs WC.

Upstairs, in the main part of the house, are four large double bedrooms and two bathrooms. Two further bedrooms and a newly installed shower room are accessed via a secondary staircase from the kitchen. The nature of the upstairs accommodation lends itself particularly well to multigenerational living.

Having been substantially remodelled over the past 18 months, the property is particularly well insulated, double-glazed throughout and has a modern boiler, all aimed at keeping energy costs down.

Gardens and Grounds

The property is set behind a private parking area to the front and has an integrated double garage to the side with an electrically operated door and a utility area to the back wall.



To the rear are beautiful lawned gardens, benefiting from a sunny aspect and a high degree of privacy throughout. The lawns are tiered and flanked by mature borders and hedgerows, and there is a raised entertaining terrace and summer house at the top of the garden. In addition, there is a delightful walled courtyard, accessed through French doors in the kitchen, that would make a super al fresco entertaining area.







The Location

The property enjoys a wonderful position, set behind a private parking area with a beautiful, newly rendered late Georgian facade. Located in the North West Leicestershire village of Coleorton, there are countryside walks on the doorstep, and a range of services including good public houses and excellent road access to the nearby market towns of Ashby-de-la-Zouch, Loughborough and Coalville.

The M42 motorway link is just 3 miles away, providing wider access to the cities of Birmingham and Nottingham and their associated airports. There are excellent schooling options close by, including the Endowed Schools in Loughborough, Repton School, Twycross House School, and The Dixie Grammar School in Market Bosworth.

Distances

Ashby-de-la-Zouch is 4 miles, Loughborough is 9 miles, Leicester is 15 miles, Tamworth is 17 miles, Derby 19 miles, and Nottingham 20 miles.

Loughborough Train Station 11 miles (trains to London from 1 hour 14 minutes), East Midlands Airport 7 miles, and Birmingham International Airport 30 miles.

Loughborough Grammar School 10 miles, The Dixie Grammar School 11 miles, Twycross House School 12 miles, and Repton School 13 miles,

(distances and timings are approximate).





Property Information

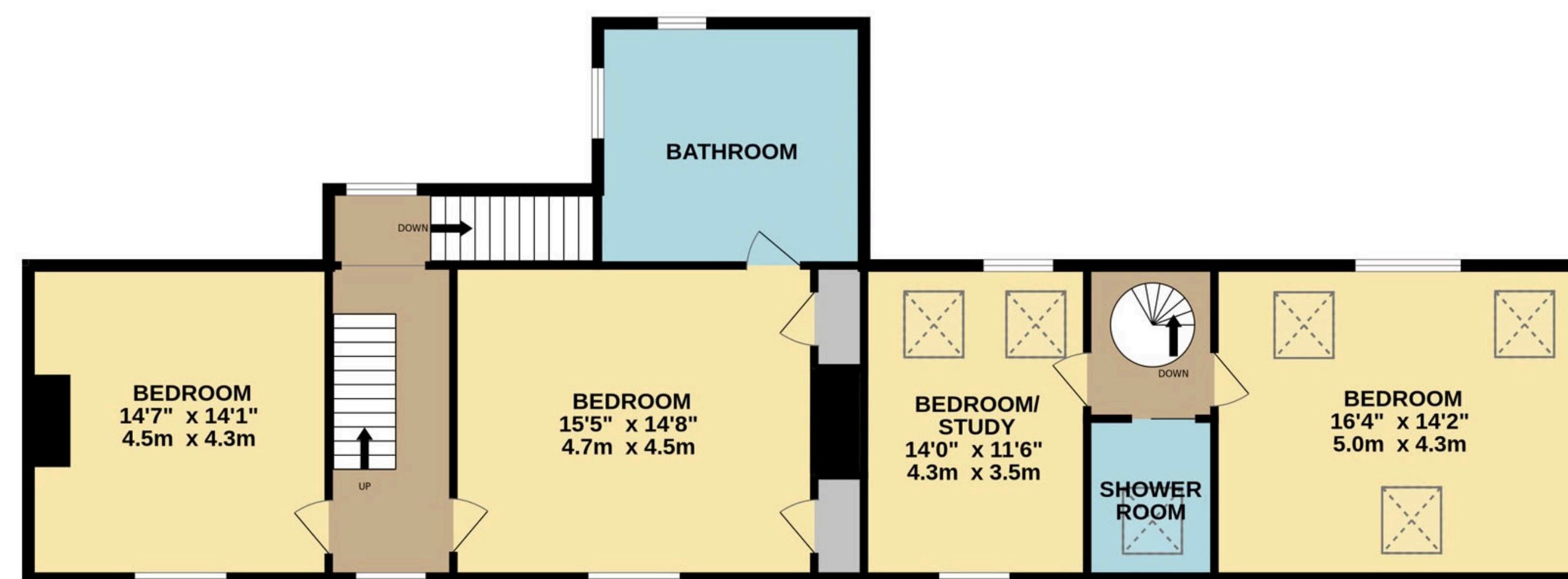
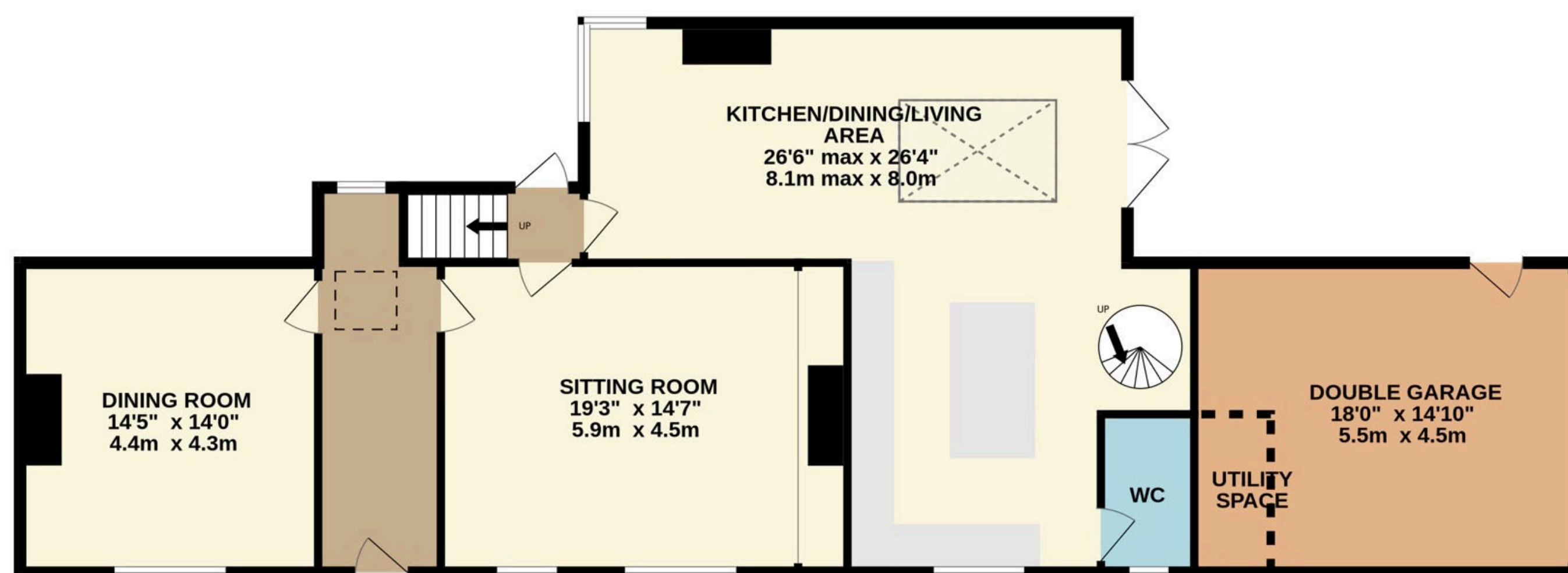
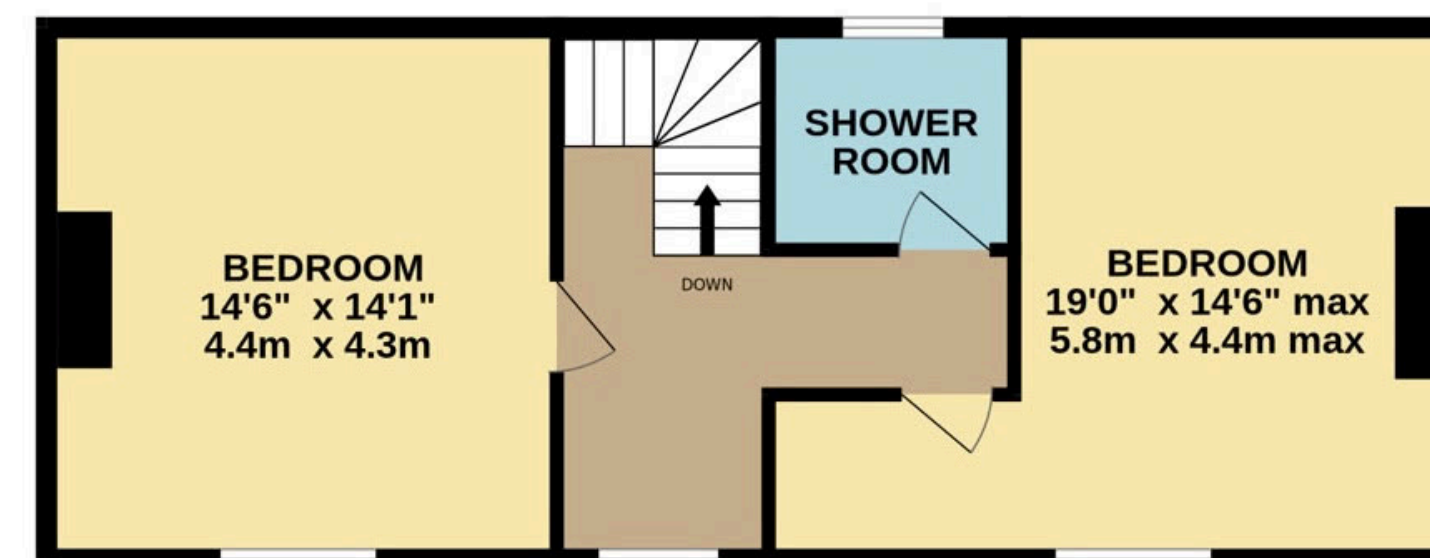
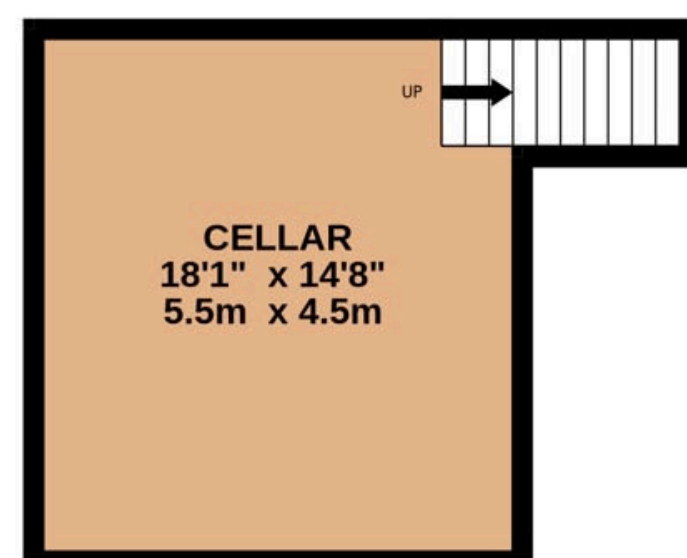
EPC Rating: D.

Tenure: Freehold. Council Tax Band: F.

Local Authority: North West Leicestershire District Council.

Important Information

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. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. 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. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.



TOTAL FLOOR AREA : 3414 sq.ft. (317.2 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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