

Alexanders



The Old Inn

Coleorton





The Old Inn

Coleorton

- No upward chain
- A most individual period former Coaching Inn
- Lovely family home with four reception spaces
- Private parking and integrated double garage
- Beautiful late Georgian facade
- Light-filled accommodation full of character
- Versatile five/six bedroom layout
- Grounds of circa 1/3 of an acre
- EPC Rating E

General Description

Alexanders of Ashby-de-la-Zouch are delighted to introduce to the market a most individual and impressive period former Coaching Inn, occupying grounds of 1/3 of an acre with open views to the front, in the heart of North Leicestershire. The property is not listed and boasts a wealth of character features and originality, combined with high ceilings and modern furnishing.

With a generous gross floor area of circa 3,400 square feet, the property offers a unique opportunity for a purchaser looking for space, character and large mature gardens. Of particular note is that the property is well insulated, double glazed throughout and has a modern boiler to keep energy costs down.

Location

The property enjoys a prominent position, with a beautiful late Georgian facade, in the village of Coleorton. This delightful village settlement offers countryside walks and a range of services including good public houses and excellent road access to nearby Ashby-de-la-Zouch, Loughborough and Coalville. The M42 motorway link is just 3 miles away giving wider access to Birmingham, Nottingham and their associated airports. There are excellent schooling options close by including the Endowed Schools in Loughborough, Repton, Twycross House and the Dixie in Market Bosworth.





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Internally, the property provides a wealth of beautifully presented living accommodation laid over three floors, with the addition of a useful cellar (with acceptable head height) extending to 3,400 square feet. There are high ceilings and the accommodation benefits from an abundance of light, with views to the front and rear. In total, there are four reception rooms including a kitchen/breakfast room, snug, dining room and superb drawing room.

Upstairs, in the main part of the house, are four large double bedrooms and two bathrooms and accessed via a spiral staircase from the dining room are two further large flexible rooms that can be used as a separate annex suite for teenagers or an au pair, alternatively as an excellent home office space. There are also a collection of useful service rooms including a boot room, utility room, workshop/store and downstairs w.c.

Gardens and Grounds

The property is set behind a private parking area to the front and an integrated double garage to the side with electrically operable door. To the front are views across open countryside towards nearby Ashby-de-la-Zouch.

To the rear are beautiful lawned gardens benefitting a sunny aspect, with 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, is a delightful walled courtyard accessed from French doors in the kitchen that would make a super al fresco entertaining area.

Distances

Ashby-de-la-Zouch 4 miles, Loughborough 9 miles, Derby 19 miles, Leicester 15 miles, Tamworth 17 miles, Loughborough Train Station 10 miles, East Midlands Airport 7 miles and Birmingham International Airport: 33 miles (distances are approximate).

Viewing

Viewing strictly by appointment only via the sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

Tenure

Freehold.

Local Authority

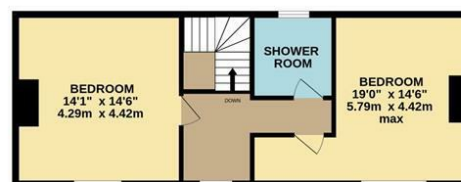
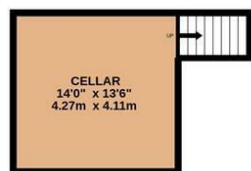
North West Leicestershire District Council, Council Offices, Whitwick Road, Coalville, Leicestershire, LE67 3FJ (Tel: 01530 454545). Council Tax Band F.

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.







TOTAL FLOOR AREA : 3400 sq.ft. (315.9 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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Alexanders

22 Market Street

Ashby-de-la-Zouch

LE65 1AL

Telephone Sales: 01530 413126

Email: ashby@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

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.

General Note - These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

