

# Station Road

Ibstock, Leicestershire, LE67 6JJ

John  
German





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£450,000

Set behind walled grounds extending to circa 0.2 acre, lies The Coach House – a character family home reaching circa 1878sqft offering spacious living and a wealth of further potential. Within an excellent location, not far from Sense Valley Country Park and offered with no upward chain.

The property lies on the very edge of Ibstock in a sought-after location on Station Road, close to the village of Heather, and Sense Valley Country Park. The nearby market town of Ashby-de-la-Zouch is only 6 miles away and internal appraisal is strongly recommended to appreciate the wealth of potential at this character home.

The Coach House stands well back from the road behind a boundary wall and mature trees, affording excellent privacy. Double electric gates open to reveal a large, gravelled driveway with turning area, offering plentiful parking and access to a detached double garage. The gardens to the front are laid mainly to lawn.

The property is approached over a Minton-style tiled pathway which leads to a feature pillared portico entrance porch. Classic red panelled door opens into a lovely sized reception hallway with two front facing windows and a feature staircase rising to the first floor.

Arranged on the ground floor you will find, firstly an excellently proportioned living room with feature fireplace at its focal point, ornate coving to the ceiling and picture patio doors overlooking and leading you out onto the gardens.

Steps from the living room lead up the lobby where glazed double doors open into the separate dining room which, too has a wide picture window with sliding glazed door flooding the room with light and is a fantastic space for entertaining.

Leading off the hallway is the breakfast kitchen, well equipped with a plentiful range of bespoke base and wall mounted cabinets with complimentary countertops over. There is ample space for a family breakfast table and seating off the kitchen. Further, there is a very useful laundry/boot room, providing further storage and having a wall mounted gas fired central heating. Doors then lead to both front and rear elevations.

Ascend the rising staircase to the wonderful part-galleried landing having a vaulted ceiling above and exposed roof trusses, together with three double glazed windows overlooking the front elevation.

Arranged around the landing are four excellent size bedrooms.

The master suite is a feature split-level room with fitted wardrobes, a picture window overlooking the rear gardens and the benefit of its own private ensuite shower room with a contemporary, large, floating wash hand basin and WC, corner quadrant shower and full height tiling to the walls.

The three remaining bedrooms have the use of the family bathroom which is also finished in white and comprises bath with shower over, WC and pedestal wash hand basin.

Outside to the rear of the property are lovely sized walled gardens with a large patio area. The gardens are prepared perfectly for landscaping and are one of the most appealing features of this property.

**Note:** We are awaiting grant of probate.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

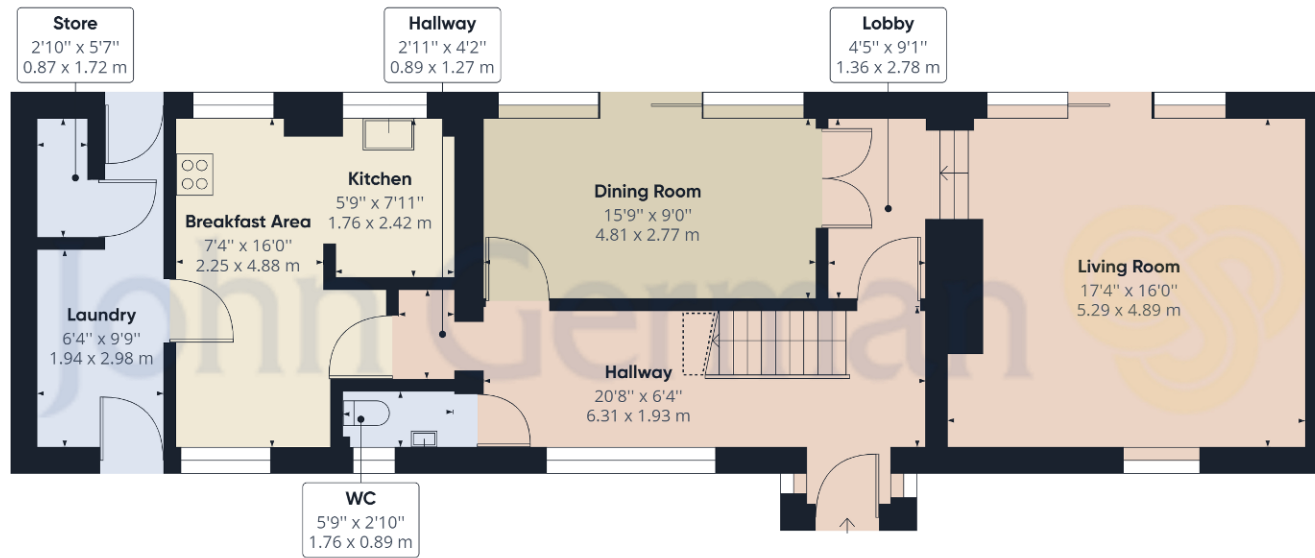
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

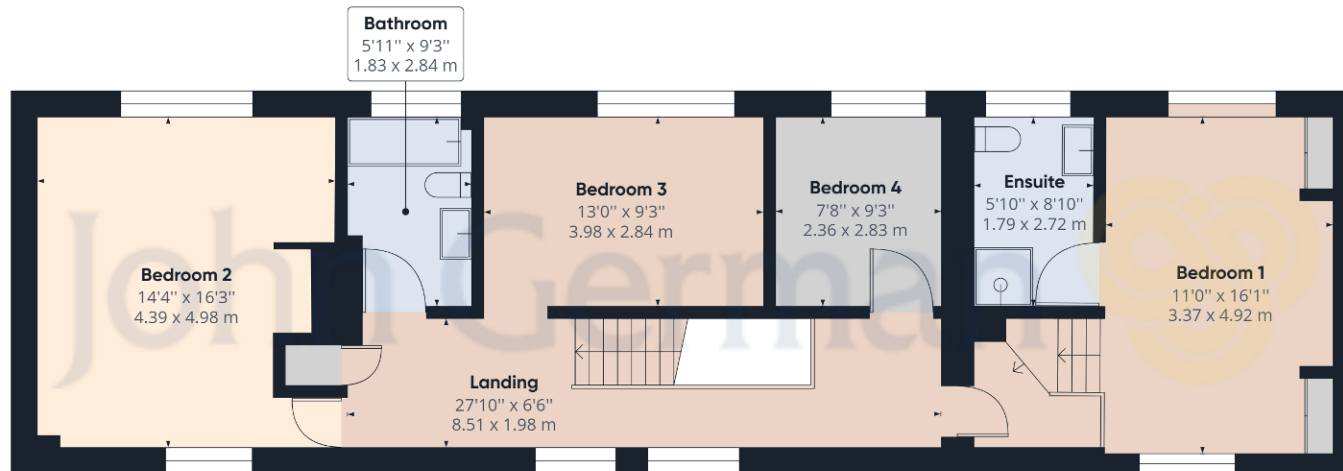
**Our Ref:** JGA/14092022 **Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band F







Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

1839.06 ft<sup>2</sup>

170.85 m<sup>2</sup>

**Reduced headroom**

20.77 ft<sup>2</sup>

1.93 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		



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