

Stoney Lane

Coleorton, Coalville, LE67 8JL

John 
German






Stoney Lane

Coleorton, Coalville, LE67 8JL

£895,000



Bank House occupies a truly wonderful rural position and setting on a mature and established plot extending to 1.69 acres of formal gardens and paddock, enjoying wonderful views over the Coleorton valley and countryside. A forever family home which offers 2136 sq ft of versatile living space (inc garage).

Enjoy the best of both worlds at Bank House, tranquil countryside living just minutes from local amenities, top rated schools and excellent transport links with the M42 being close to hand providing swift and easy access to many east and west midlands towns and cities, Coleorton is a small rural village with two public houses, a church and is surrounded by many countryside walks. There is a local primary school at nearby Peggs Green, it is roughly three miles east of Ashby-de-la-Zouch which offers a wide range of amenities including shops, schools, recreational facilities and centres of employment.

The property further benefits from planning permission, dated 20/3/2023 for the erection of proposed two storey side extension at Bank House. This would alter, enlarge and enhance the living space to create a wonderful bespoke home. Plans and drawings are available from the office or from NWLDC planning portal.

Accommodation:

Through five bar gates and away from the country lane, you approach this wonderful family home along a long gravel driveway that winds through mature trees, gardens and the natural beauty of the surrounding landscape, as you approach towards this wonderful family home with plentiful parking to the fore.

Leave your car and crunch over the expansive drive and head up to the front door where you walk into a large welcoming entrance hall with doors and stairs leading off. There is a useful cloaks cupboard plus a modern guest WC with concealed cistern WC and vanity wash hand basin.

Arranged around the hallway you will find three versatile and flexible reception rooms offering living room, family room and separate dining room, all of which enjoy views over the gardens and local countryside.

The dining room has a door into the breakfast kitchen which is well appointed with an array of cabinets which wrap around three sides of the room, with integrated appliances. There is ample space for a breakfast table and a there is a lovely view from the kitchen sink across to the countryside.

Next is the laundry/boot room, a perfect entrance for muddy boots and paws, it has a feature high vaulted ceiling with skylight windows and a stable door to rear terraced vegetable garden. A handy internal door into the double garage, which has light, power, two entrance doors and windows to the side.

Take the stairs from the hallway to the first floor and you will find there are four family sized bedrooms alongside a well proportioned family bathroom. The principal bedroom benefits from a private ensuite shower room and all bedrooms have those fantastic views over the Coleorton valley and the gardens around.

Outside:

There are formal lawned gardens to the front, side and paddock land to the rear elevations, flanked by natural woodland on one side. Carefully landscaped into the embankment of the old, dismantled railway there is an orchard with a variety of soft fruit trees including apple, plum, damson and pear, and a vegetable plot. There is a rear patio area which takes full advantage of the sunny rear aspect overlooking the paddock.

Agents note: There are covenants appertaining to this property, a copy of the land registry document is available to view on request.

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: Driveway and double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil fired

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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: JGA12112024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



John German



John German



John German



John German



John German





John German





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2136.09 ft²
198.45 m²

Reduced headroom

14.59 ft²
1.36 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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 | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



