

# Coleorton Hall

Coleorton, Leicestershire, LE67 8FZ

John   
German





# Coleorton Hall

Coleorton, Leicestershire, LE67 8FZ

£425,000

..TO THE MANOR BORN.. On the exclusive and private Coleorton Hall Estate, live the high life and impress your friends with historical regal splendour in 'The Dance', a 2500 sq.ft luxury apartment, set within 47 acres of landscaped grounds with outstanding views over the Coleorton valley.



The Dance is one of twelve luxury apartments within this gated community, each unique in design, skilfully and thoughtfully converted by Bloor Homes within this historical Grade II\* listed Georgian manor house set within 47 acres of manicured, landscaped gardens. Embrace the unique lifestyle on offer with The Dance, which is third largest of the apartments and is named after the famed architect George Dance who was employed by Sir George Beaumont to restore this great home in 1804.

The Dance retains much of the period charm and integrity of the age with deep moulded skirtings, high ceilings and original single glazed windows. It is the only apartment to benefit from its own private balcony which is situated over the portico entrance which has a sunny rear aspect and outstanding views over the grounds and Coleorton valley.

The impressive approach along a tree lined sweeping driveway brings you to the front of the building, with a vaulted porch within a canted full height bay, and The Dance is one of three suites which are accessed via the principal staircase off the main reception area. The spacious and luxurious apartment has an entrance vestibule, a cloakroom/WC and two magnificent principal reception rooms which take full advantage of the outstanding views, from the dining room there are double doors out onto the private balcony. There is a fitted dining kitchen and two substantial bedrooms including the master bedroom suite with a large en-suite bathroom. There is also a rear hall and an additional shower room and outside there is off road parking and a single garage.

Externally the Coleorton Hall Estate is approached via electronic gates onto the sweeping tree lined gravelled drive with manicured lawns, where you have the use of 47 acres of private woodland and gardens and all the residents have the benefit of exclusive use of the grounds which are carefully maintained throughout the year. The property also lies adjacent to St Mary's parish church which is situated across the gravelled driveway from the main house.

The manor of Coleorton was acquired by the Beaumont family by marriage in the 15th century and Sir George Beaumont rebuilt the old manor house in approximately 1804 to a design by architect George Dance with the grounds laid out by Uvedale Price, a patron of the arts whose collection formed the foundation of the National Gallery. Coleorton Hall's regular guests included William Wordsworth (who designed the winter garden in 1806) Samuel Taylor Coleridge, Sir Walter Scott and John Constable. In 1948 the Beaumont family sold the property to the National Coal Board for use as offices and in the early 1990's the hall was rented to Fisons Pharmaceuticals before the hall was sold in 1997 to Bloor Homes for redevelopment and conversion into residential apartments.

The Coleorton Hall Estate lies approximately two miles from the renowned and historical market town of Ashby-de-la-Zouch which enjoys a comprehensive range of local amenities including shops catering for most day to day needs, schools of all grades, recreation amenities and centres of employment and is also well situated for ease of access to the M1 and M42 leading to many east midlands towns and cities including Loughborough, Leicester, Nottingham, Derby, Birmingham, Tamworth together with East Midlands Airport at nearby Castle Donington.

**Tenure;** Leasehold – please contact the agent for further details (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.

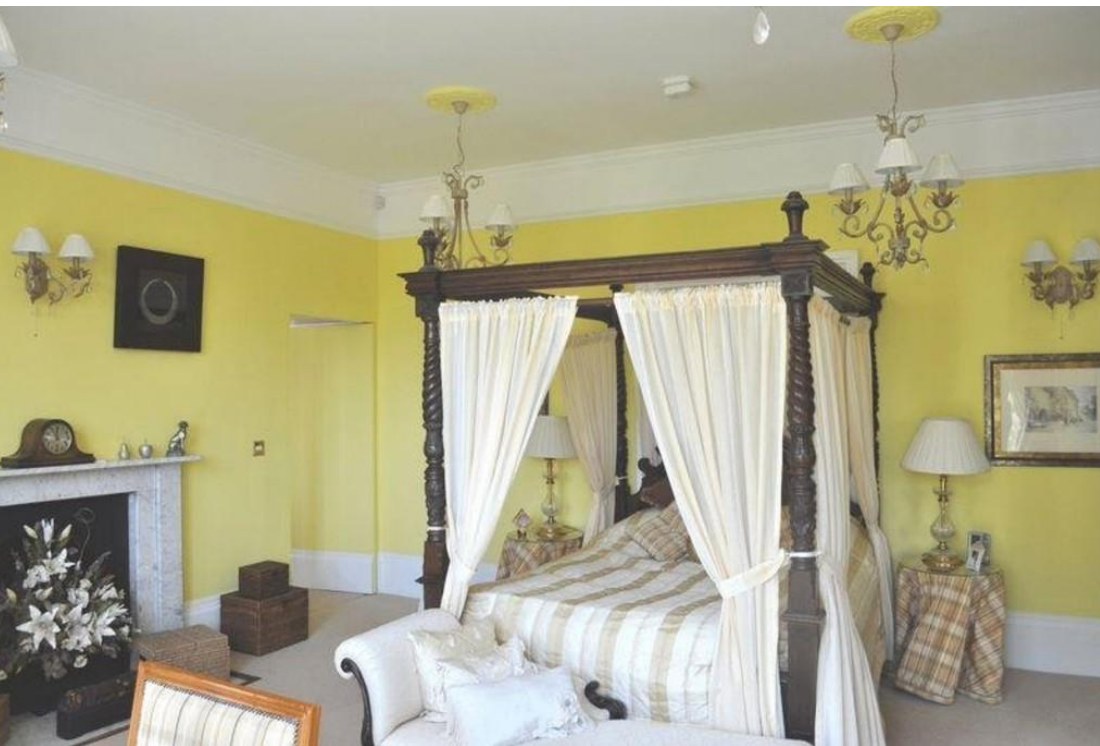
**Useful Websites;** [www.environment-agency.co.uk](http://www.environment-agency.co.uk) ; [www.nwleics.gov.uk/pages/planning](http://www.nwleics.gov.uk/pages/planning)

Ref: JGB/180517













# Ground Floor

Approx. 231.4 sq. metres (2491.1 sq. feet)



Total area: approx. 231.4 sq. metres (2491.1 sq. feet)



### Floor Plan Clause

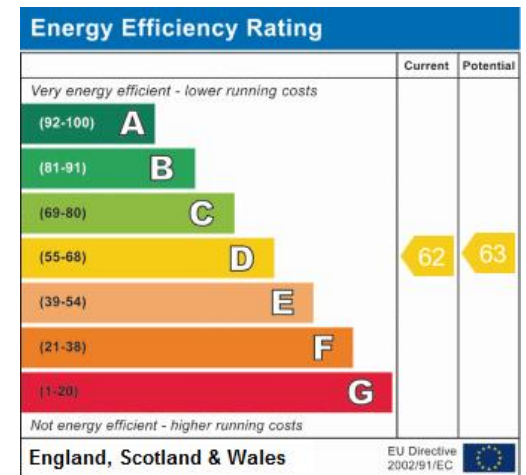
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

### 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.

### Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



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 | East Leake | Lichfield | Loughborough  
Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



