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The Cottages, Stoney Lane  
Coleorton, Leicestershire  
£895,000



# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**STUNNING EXTENDED COTTAGE WITH COUNTRYSIDE VIEWS** - A truly immaculate four bedroom detached cottage, thoughtfully extended and remodelled to create a beautiful home that seamlessly combines period charm with high-specification contemporary finishes. Set in an idyllic location, the property enjoys stunning countryside views and an impressive open-plan layout.

This exceptional home offers approximately 2,500 sq ft of living accommodation, finished to a high standard throughout with a modern, contemporary style. Energy-efficient features include an air source heat pump, underfloor heating, and high-quality aluminium double glazing.

The accommodation briefly comprises an entrance hallway opening into an impressive open-plan dining, kitchen and living area, with bi-fold doors leading out to the rear garden. There is also a utility room and a ground floor wc. Upstairs, the first-floor landing provides access to four well-proportioned bedrooms, two of which benefit from en-suite facilities, as well as a stylish family bathroom.

Externally, the property occupies a peaceful position along a quiet village lane, surrounded by picturesque countryside. It benefits from two driveways, a large detached garage, and a beautifully landscaped rear garden featuring an extensive paved patio and a raised lawn.





## The Detail

Nestled in the picturesque village of Coleorton, The Cottages on Stoney Lane is a beautifully extended four-bedroom detached home that seamlessly combines contemporary living with charming countryside appeal. Set along a quiet village lane, the property enjoys an idyllic position with panoramic views across the surrounding countryside.

Thoughtfully designed, the home offers an excellent balance of space and style, along with impressive energy efficiency for a detached cottage. It has been comprehensively insulated and benefits from an air source heat pump, high-quality aluminium double-glazed windows, and underfloor heating, ensuring year-round comfort and efficiency.

A welcoming entrance opens into a dining area featuring natural stone tiled flooring with underfloor heating, complemented by an elegant oak staircase with glass inserts, setting the tone for the high-quality finish throughout. From here, there is access to a well-appointed utility room, as well as an impressive open-plan living kitchen and adjoining hallway.

The hallway leads to a cosy sitting room with a recessed brick fireplace and bi-fold doors opening onto the garden, a charming snug with a log burner and characterful beamed ceiling, and a convenient downstairs WC.

The stunning open-plan living area features a built-in media wall, Velux windows, and expansive bi-fold doors that flood the space with natural light. This area flows effortlessly into a contemporary kitchen fitted with quartz worktops, integrated AEG appliances, and a striking central island—ideal for entertaining.

Upstairs, the property continues to impress with four well-proportioned bedrooms and a stylish family bathroom. The primary bedroom provides a luxurious retreat, complete with a dressing area and a contemporary en suite featuring a freestanding bath and walk-in shower. The second bedroom also benefits from its own en suite shower room, making it ideal for guests or family members seeking additional privacy. French doors from the primary bedroom open onto a Juliet-style balcony, perfectly framing the stunning countryside views.

Externally, the property is equally impressive, offering two separate driveways providing ample off-road parking, along with a large detached garage. To the rear, a beautifully landscaped, enclosed garden features a generous paved patio ideal for outdoor dining, alongside a raised lawn. The garden enjoys a high degree of privacy and uninterrupted views over the surrounding countryside.





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## The Location

Coleorton is a charming rural village in North West Leicestershire, offering a peaceful countryside setting while remaining well-connected to nearby towns and cities. Surrounded by attractive open farmland and woodland, the area is ideal for those seeking a quieter lifestyle with access to scenic walks and outdoor activities.

Despite its tranquil feel, Coleorton benefits from convenient transport links, with easy access to the A42 and M1, making commuting to Leicester, Derby, Nottingham, and Birmingham straightforward.

The nearby market town of Ashby-de-la-Zouch provides a range of shops, restaurants, pubs, and everyday amenities, along with well-regarded schools.

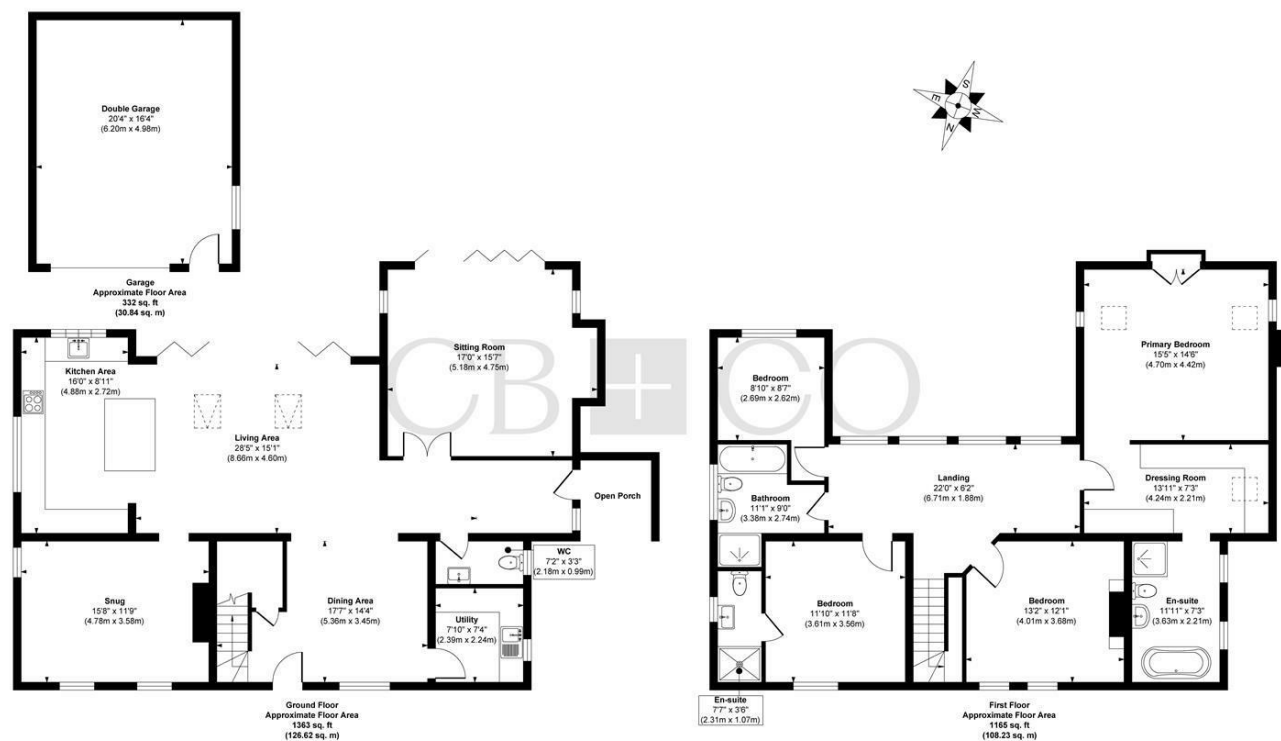
The village itself has a close-knit community atmosphere and is home to local amenities including a primary school, village hall, and traditional pubs. Coleorton combines rural charm with practical accessibility, making it an appealing location for families, professionals, and those looking to enjoy village life within reach of urban centres.







## The Cottages, Stoney Lane, Coleorton, Coalville



**Approx. Gross Internal Floor Area 2860 sq. ft / 265.69 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## The Particulars

- Stunning Extended Detached Cottage with Contemporary Style
- Idyllic Position - Quiet Lane with Beautiful Countryside Views
- High Levels of Insulation, Underfloor Heating & Aluminium Double Glazed Windows
- Around 2500 Square Feet of Living Accommodation
- Superb Open Plan Dining Area, Kitchen Area and Living Area with Bi-Folding Doors
- Spacious Sitting Room, Snug, Utility Room & Downstairs WC
- Four Bedrooms, Two En Suites & Contemporary Bathroom
- Stunning Primary Bedroom with Vaulted Ceiling, Walk-In-Wardrobe & En Suite Bathroom
- Driveway, Large Detached Garage & Beautiful Landscaped Gardens with Views over Fields
- No Chain Involved

### Size

Approx 2528.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

E

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Let's *Talk*

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