



A unique character cottage set within the grounds of Coleorton Hall

The Brewhouse, Constable Way, Coleorton Hall, Coleorton, Leicestershire

Freehold





A wonderful Period detached cottage • Private landscaped gardens • Unique 50 acre parkland setting • Two reception rooms • Three bedrooms, en suite & bathroom • Living kitchen with French door onto the courtyard • Excellent commuter links to M1/A42 • Single Garage and parking • No upward chain

Local Information

The Coleorton Hall estate lies approximately two miles from the renowned and historical market town of Ashby de la Zouch which enjoys a range of local amenities. The estate is the former home to the Beaumont family with gardens and grounds laid out by Uvedale Price. Notable guests included William Wordsworth, Samuel Taylor Coleridge, Sir Walter Scott and John Constable.

The Hall has now been fully restored and converted to provide luxury private estate living with gated access to the private roadways and drives containing approximately 50 acres of parkland and woodland, ideal for those seeking country life only a stones throw from local amenities and facilities. In particular the Sir Joshua Reynolds memorial circa early 19th Century carries an inscription in memory of Reynolds by Wordsworth. Facing the memorial down a lime avenue lined with decorative cobble and brickwork is a pair of piers capped by busts of Michaelangelo and Raphael. The Memorial was later painted by Constable in 1823 as 'The Cenotaph'. This forms part of the National Gallery collection.

This unique parkland setting is ideal for those seeking to commute to either Leicester, Derby or Birmingham and via fast inter city rail links at East

Midlands Parkway and Loughborough to London or European cities via Birmingham International Airport or East Midlands Airport.

About this property

The Brewhouse comprises a unique character cottage set within the majestic gardens and grounds of Coleorton Hall. The c18 brewhouse building lies to the north of the Hall and in c1806 it was converted into a cottage for the Coachman.

Offered for sale with no upward chain, this delightful property with private gardens currently incorporates three reception areas, a generous living kitchen, utility and cloakroom WC together with three bedrooms including en-suite to the master bedroom and family bathroom.

Ground floor - A traditional panelled entrance door leads to the internal entrance porch with original quarry tiled flooring and further panelled door to the 'L' shaped inner hallway also retaining part original quarry tiled flooring.

There are three principal reception areas including a sitting room with dual aspect; dining hall also enjoying a dual aspect with half panelled French doors onto the landscaped south facing walled gardens and a shelved



study overlooking the front elevation with storage space above.

To the rear enjoying a dual aspect with multi paned windows and matching half panel French door with side screens is the living kitchen, extending to over 270sq ft. The kitchen is fully fitted with an extensive range of granite topped units set in a horseshoe configuration surrounding the six ring gas stove with concealed cooker hood over, a matching range of eye level wall units and glass display cabinets with integrated microwave, dishwasher and upright larder style fridge freezer, inset twin bowl stainless steel sink unit with antique style mixer tap over and matching polished wood block dresser unit within a rustic brick alcove. This room enjoys a light and spacious feel with part vaulted ceiling with recessed lighting, tiled floor and French door onto the south facing walled gardens.

The ground floor also boasts a separate utility room fitted with matching oak style units below granite worktops, an automatic washing machine and tumble dryer are included together with the boiler/tank room and a separate cloakroom WC.

First Floor - From the dining hall the staircase rises to the first floor landing where there is built in storage and cupboard under the stair.

The principle bedroom enjoys a dual aspect with windows to both the front and rear elevations, wardrobes and drawers which are

included in the sale and an en suite shower room.

There are two further bedrooms and a family bathroom with half tiled walls.

Outside - The Brewhouse boasts an attached generous length garage with up and over door, shelving, water softener, power and light supply together with an additional parking bay and shared visitors parking spaces.

Gardens - The Brewhouse is unique on this bespoke country house development, boasting its own south facing landscaped gardens with mature hedging and walled boundaries making it secure and private. The gardens have side gated access over paved pathways to the well maintained rose garden with gravel walkways and matching side beds to the paved patio which has power supply and an outside tap, ideal for entertaining. There is also a separate walled paved garden with a raised circular bed and a specimen tree in the centre.

Maintenance Charge - The property is subject to an annual maintenance charge payable to a resident owned management company. The charge is payable for the upkeep of the grounds and for other communal items, please ask for further details.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office.
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+44 (0) 115 934 8020.





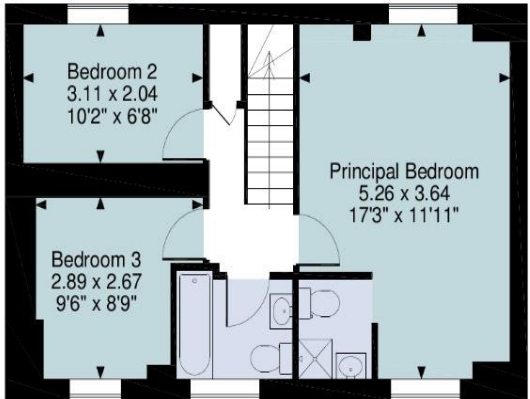
The Brewhouse, Constable Way, Coleorton Hall, Leicestershire
Gross Internal Area 1310 sq ft, 121.7 m²
Garage 140 sq ft, 13 sq m

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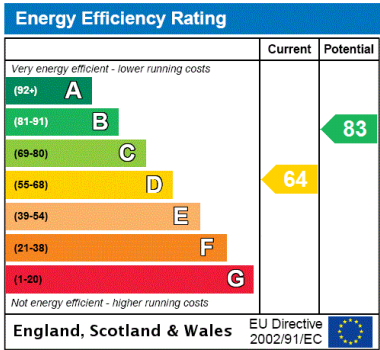


Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
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