



**Sundial Cottage
Prestons Lane
Coleorton
LE67 8FR**

£695,000

A STUNNING 4 BEDROOM EXTENDED detached country cottage of character, occupying an EXCELLENT RURAL POSITION, with over 2,400 Sq Ft of living space, with a STYLISH CONTEMPORARY FINISH including an OPEN PLAN VERSATILE INTERIOR with SUPERB LIVING KITCHEN, home office, LARGE DRIVEWAY & SINGLE GARAGE



Property Features

- Detached Cottage
- Rural Position
- Excellent Plot
- Over 2,400 Sq Ft
- Single Garage
- 4 Bedrooms
- 3 Reception Rooms
- 2 Bathrooms
- Living Kitchen
- Potential Annexe

Full Description

Sundial cottage is a most distinctive 4 double bedroom extended detached country cottage full of charm & character with a contemporary twist, having undergone a most comprehensive improvement and renovation program to the highest of standards, creating a stylish home with a luxurious contemporary feel. Occupying an idyllic rural position just off The Moor, adjoining and overlooking fields, Sundial Cottage affords a spacious versatile interior, also having an option for a self-contained annexe if required, that has been creatively & skilfully extended to 2440 sq ft, beautifully appointed with a high specification throughout and designed with family entertaining at it's core.

A stylish Oak framed porch greets you as you enter into the entrance hall, the bespoke home office is comprehensively fitted, cosy snug with a log burner, extended family entertaining room currently used as a gym, cloakroom/wc,

shower room, utility room, ground floor bedroom four with built in wardrobes and at the heart of the home is the wonderful open plan living kitchen, enjoying a range of bespoke units with integrated appliances with central island, family living area with which links in perfectly with the conservatory overlooking the garden. On the first floor are three double bedrooms including the master bedroom suite with luxury en-suite bathroom and large walk in dressing room, whilst the main family bathroom completes the first floor.

With a 5 bar gate onto the sweeping driveway there is ample off road parking for several cars and access to the single garage with two electric charger points. There are enclosed lawned gardens to the front and side, with a useful further parking space, ideal for caravans. The landscaped rear garden is the perfect entertaining space with built in pergola, taking full advantage of the aspect over the surrounding countryside.

Lying in a semi rural position within the parish of Coleorton, which is a small village with 3 great pubs, village post office, Church and village primary school, lying 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 & 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.







Total area: approx. 226.7 sq. metres (2440.4 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements