



The Cottage Aqueduct Road
Coleorton, Coalville, LE67 8JA

£100,000



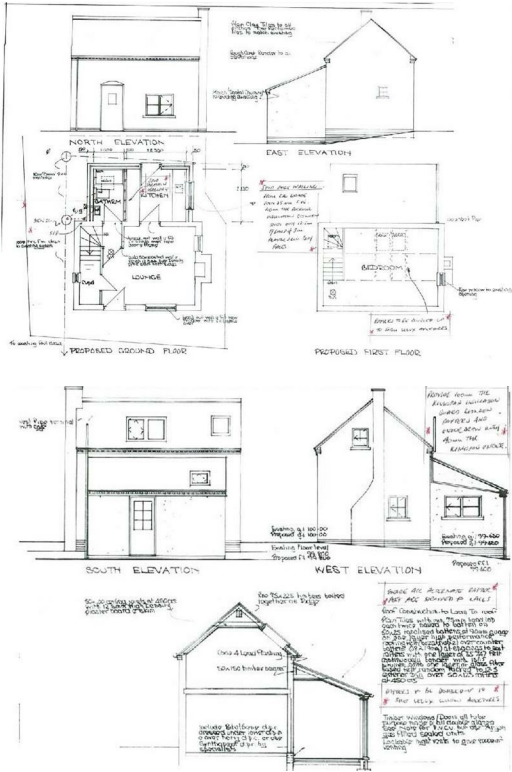
Brief Description

Nestled along the peaceful Aqueduct Lane in the highly desirable village of Coleorton, Frances Cottage presents a rare opportunity to acquire a charming former Farm Worker's Cottage with implemented PLANNING PERMISSION ALREADY IN PLACE. Full of character and offering outstanding potential, this unique property is ideal for those seeking to create a bespoke countryside home, holiday retreat or potential "Air BnB" investment project.

Planning permission was granted in 2009 for a full rear extension and alterations, extending approximately 2.5 metres from the south-facing rear elevation by approximately 4.5 metres in width. Building Regulations approval followed in 2012, with all associated fees paid and construction formally commenced. Deep concrete foundations have been laid, inspected and approved, with the local authority recording the development as having started. This implemented consent allows the next owner to continue the project without the need to re-establish planning, offering a significant advantage and saving valuable time. The current plans show a ground floor extension which will incorporate a new kitchen and bathroom facilities.

The existing accommodation comprises a traditional one up, one down layout with electric suppl. The ground floor features a cosy living room with dual-aspect windows, a substantial timber entrance door, understairs storage, a period cast iron fireplace and attractive quarry tiled flooring. Stairs rise to the first-floor bedroom, which enjoys VIEWS ACROSS THE SURROUNDING COUTRYSIDE through traditional timber framed windows.

Please note the artist impression is provided to illustrate the exciting possibilities, Frances Cottage offers an exceptional opportunity to transform a historic rural cottage into a beautifully appointed modern home while retaining its original charm. Set within one of the area's most SOUGHT AFTER VILLAGE LOCATIONS and benefiting from a south-facing rear aspect whilst available with NO UPWARD CHAIN.





ON THE GROUND FLOOR

Living Room
12'9" x 10'7" (3.9 x 3.23)

ON THE FIRST FLOOR

Master Bedroom
16'0" x 10'7" (4.9 x 3.25)

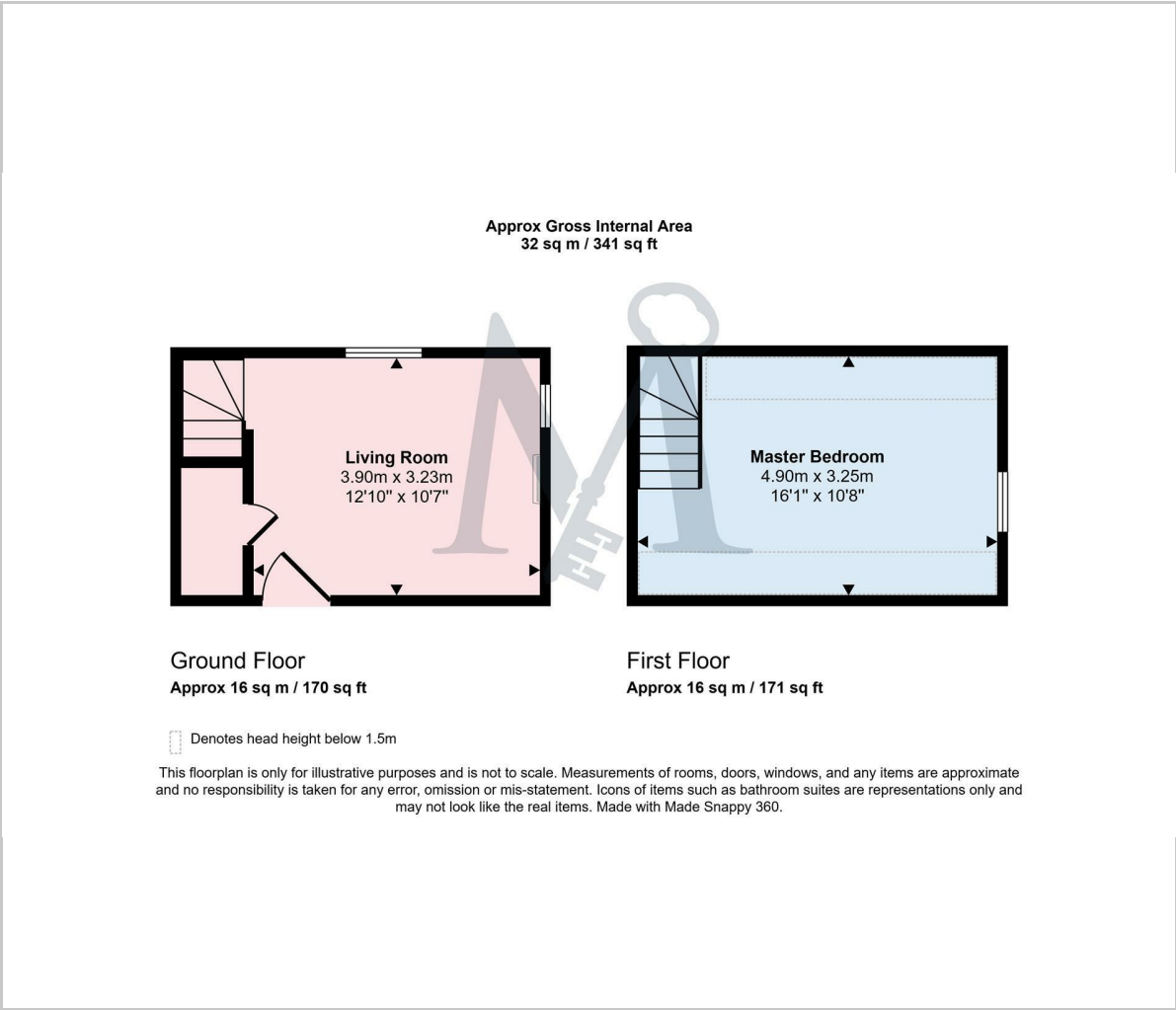
ON THE OUTSIDE

Front Garden

Rear Garden



Floor Plan



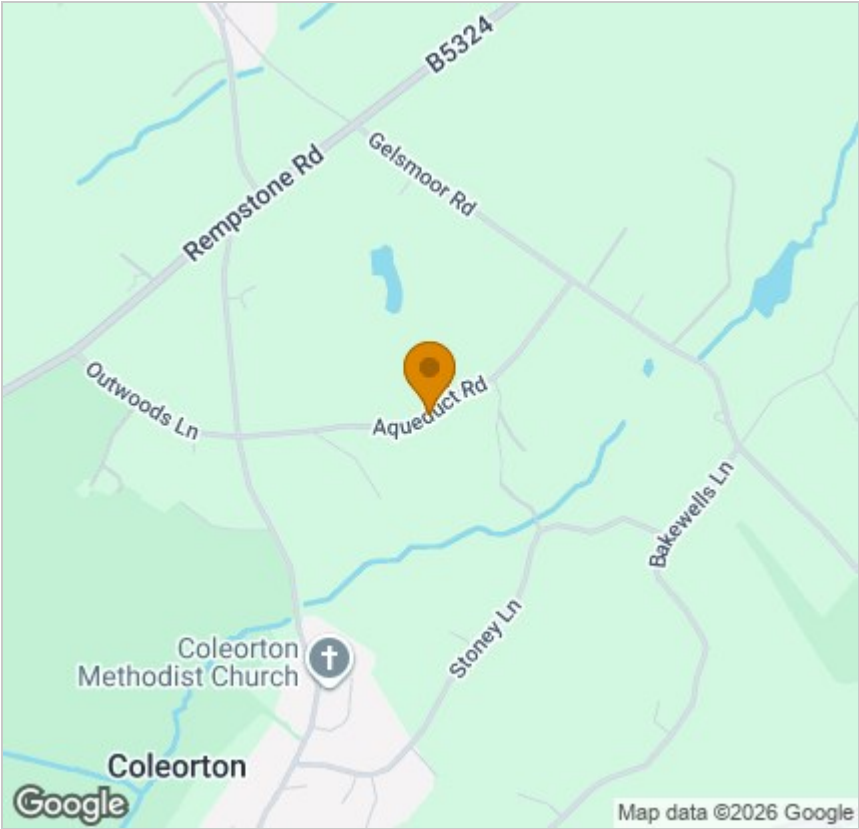
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

