



The Old School Room Lower Moor Road, Coalville, LE67 8FN

£325,000





Brief Description

£325,000

A truly exceptional and highly individual detached home, The Old School Room is a BEAUTIFULLY CONVERTED CHARACTER PROPERTY combining period charm with contemporary style. Believed to have originally served as the village schoolhouse, this unique two bedroom residence has been thoughtfully transformed to create a stunning home full of character.

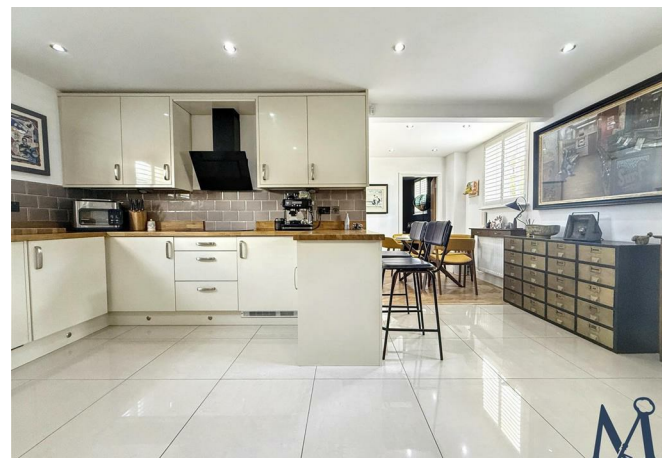
An inviting entrance hall provides practical storage before opening into a BEAUTIFULLY APPOINTED DINING KITCHEN. Fitted with cream wall and base units, solid oak worktops and integrated Neff appliances including an oven, warming drawer, induction hob, dishwasher and fridge freezer, the space is finished with attractive tiled flooring, shutter blinds and dual aspect windows. A striking multi fuel stove provides a superb focal point while adding warmth and character.

The dining area flows seamlessly into the stylish living room where herringbone LVT flooring, dual aspect windows with wooden shutters and contemporary décor create a welcoming space to relax. A useful ground floor WC completes the accommodation.

An oak staircase with glass balustrade leads to the first floor, where impressive vaulted ceilings, exposed oak beams and feature lighting showcase the property's original character. Both double bedrooms are generously proportioned, enjoying dual aspect windows, fitted storage and beautifully appointed EN-SUITE SHOWER ROOMS finished with metro tiling and quality fittings.

Outside, an enclosed courtyard provides a private, low maintenance seating area, ideal for enjoying the warmer months, while a gravelled driveway adjacent to the property offers OFF ROAD PARKING for at least two vehicles.

Ideal for those seeking a permanent residence or countryside retreat. Offering an outstanding combination of character, quality and modern living. Beautifully presented throughout, this one of a kind home enjoys vaulted ceilings, exposed oak beams, stylish interiors and DELIGHTFUL VIEWS ACROSS THE NEIGHBOURING COUNTRYSIDE.



ON THE GROUND FLOOR

Entrance Porch

Kitchen 17'3" x 11'8" (5.28 x 3.56)

Dining Area 13'10" x 7'6" (4.23 x 2.31)

Living Room 17'3" x 12'6" (5.28 x 3.83)

WC

ON THE FIRST FLOOR

Landing

Bedroom One 17'8" x 11'7" (5.4 x 3.55)

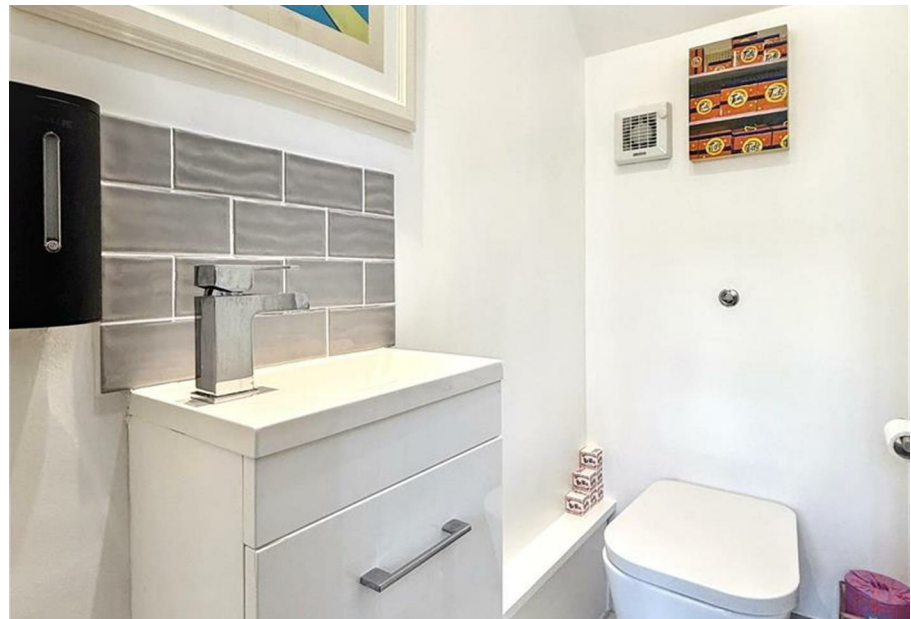
En-Suite 6'7" x 6'6" (2.02 x 2)

Bedroom Two 17'5" x 12'9" (5.32 x 3.9)

En-Suite 6'10" x 6'0" (2.09 x 1.84)

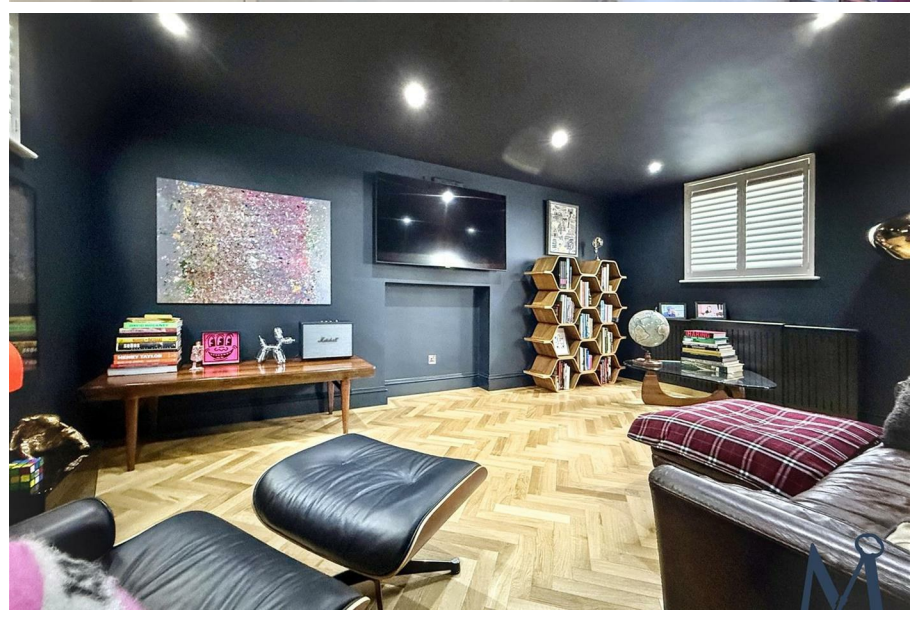


ON THE OUTSIDE
Courtyard Garden
Off Road Parking



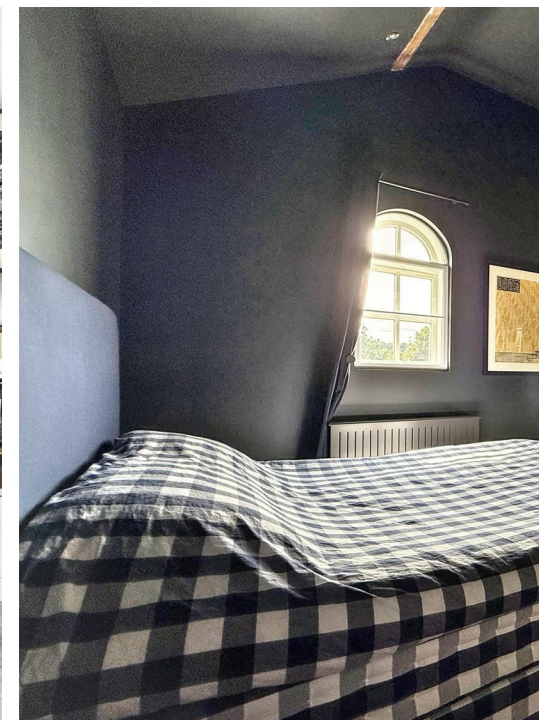
Key Features

- Stunning Detached Character Property
- Two Double Bedrooms With En-Suites
- Spacious Living Room
- Lovely Countrywide Views
- Off Road Parking For Two Vehicles
- Former Schoolhouse With Unique Charm
- Beautiful Open Plan Dining Kitchen
- Vaulted Ceilings & Exposed Oak Beams
- Enclosed Low Maintenance Courtyard
- Virtual Property Tour Available









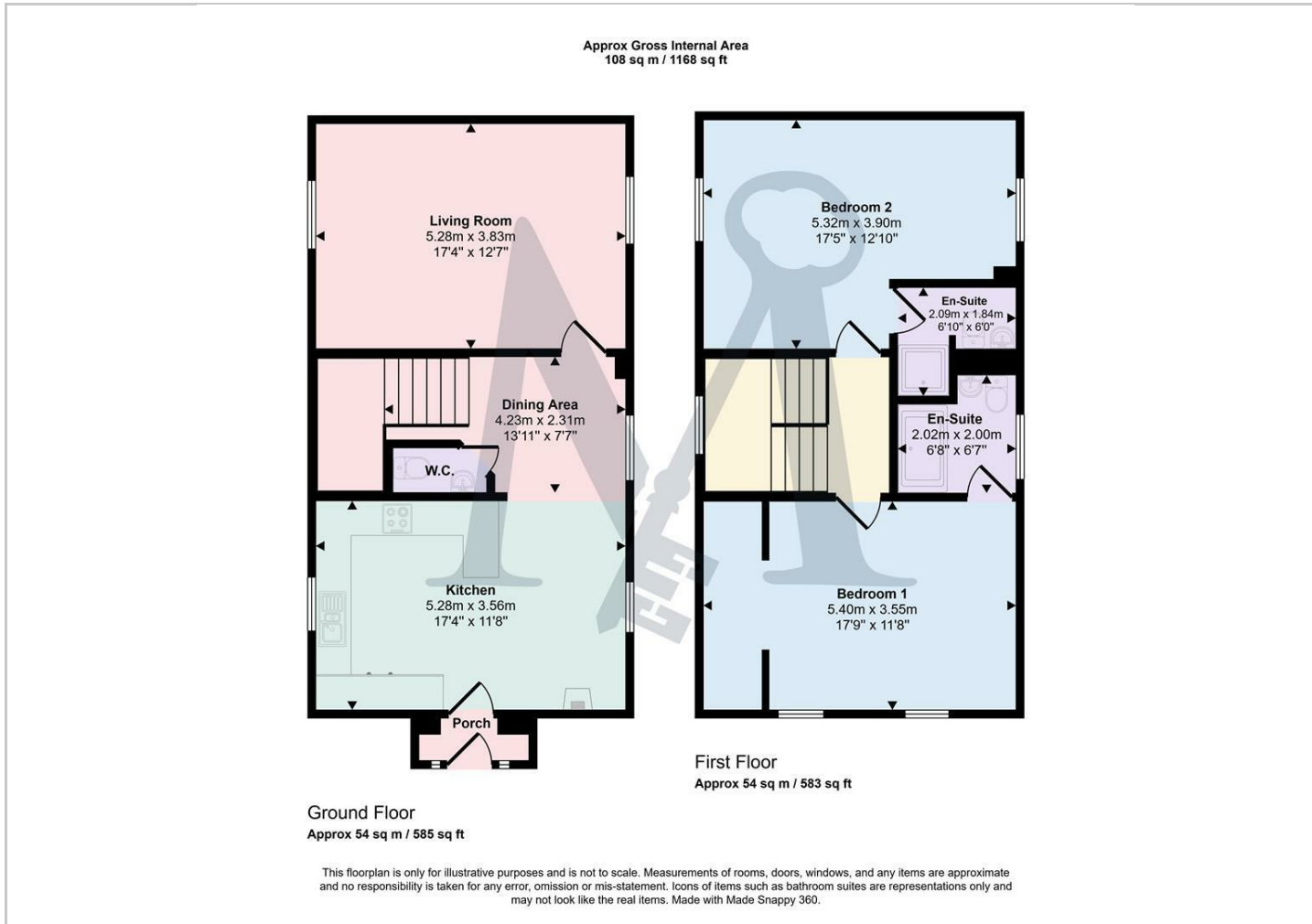




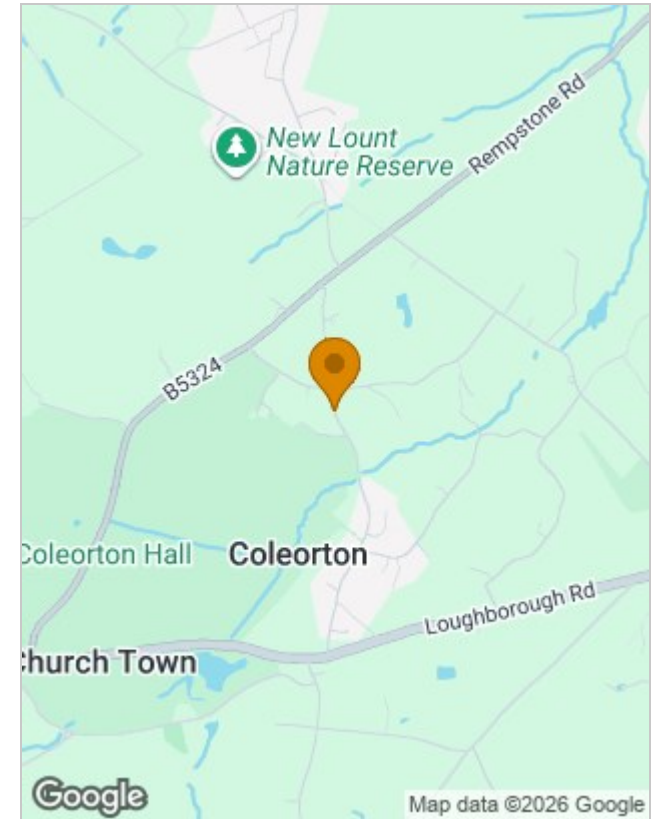
THE OLD
SCHOOL
ROOM



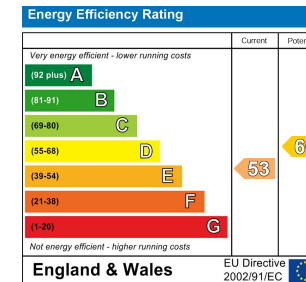
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.