



**SQUIRREL COTTAGE, LOWER MOOR ROAD, COLEORTON,**  
**COALVILLE**  
OFFERS OVER: £700,000

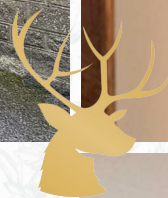






**\*\*MUST WATCH VIDEO\*\*** Rezide Estate Agents is delighted to introduce Squirrel Cottage — an exceptional four-bedroom detached home that perfectly balances character and contemporary style. Set on a generous and private plot in the charming rural village of Coleorton, this stunning property offers spacious and versatile living throughout. With four double bedrooms, a large open-plan kitchen and dining area, a cosy snug with a roaring log burner, and beautifully landscaped gardens, this home is ideal for families seeking both comfort and charm.





Approaching the property, you'll immediately appreciate its privacy, set back from the road and enclosed by mature walls and shrubbery. Passing through the arched entrance and into the hallway, a sense of warmth and homeliness welcomes you. The entrance hall is designed with practicality and elegance in mind, featuring two areas — one perfect for coats and shoes, and another currently home to a piano beneath exposed beams that reflect the property's character.



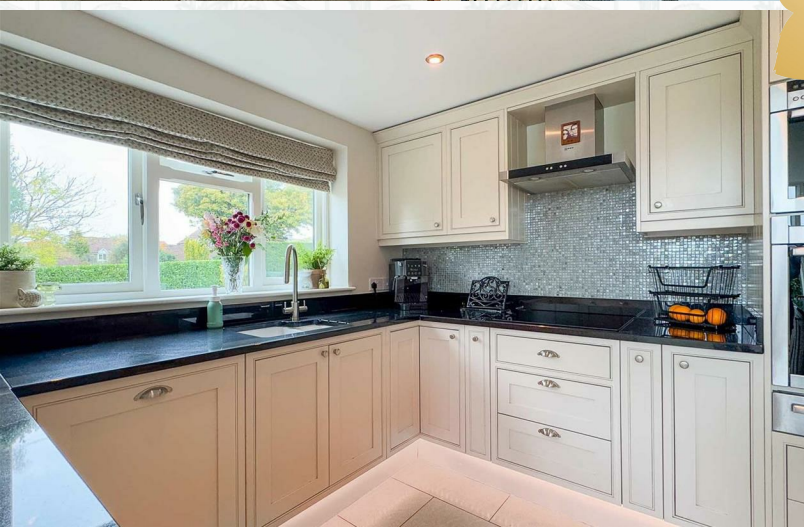








The open-plan kitchen and dining room form the heart of this home. A stunning curved bay window floods the space with natural light, while bespoke cabinetry, quality stonework surfaces, and tiled flooring exude luxury. The kitchen includes a breakfast island, integrated double oven, dishwasher, electric hob with extractor fan, and stylish LED and under-plinth lighting. French doors open from the dining area to the garden, creating a seamless indoor-outdoor flow. Adjacent to the kitchen is a well-appointed utility room with matching finishes, additional storage, and access to the rear garden, along with a convenient downstairs WC. The Kitchen, Dining room, Main Lounge all benefit from underfloor heating.







Leading from the kitchen is the main lounge — a beautifully bright and airy space with high-quality wood-effect flooring and twin sets of bi-fold doors that open onto the garden. The room features tasteful fitted cabinetry, a useful under-stairs cupboard, and is perfect for relaxing or entertaining. The second reception room, accessed from the hallway, offers a contrasting atmosphere — a snug and characterful retreat with exposed beams, a box bay window, and an impressive inglenook fireplace housing a roaring log burner. This room exudes warmth and charm, making it a cosy haven for quiet evenings.









Upstairs, four generously proportioned double bedrooms await. Bedroom two features dual-aspect windows, fitted storage, and tasteful décor. Bedroom four is similarly well-appointed, with views over the rear garden. The stylish family bathroom includes a four-piece suite — a walk-in glass shower, vanity basin, WC, and a freestanding bathtub — all complemented by contemporary tiling, LED lighting and underfloor heating. Bedroom three enjoys a skylight window, panelled walls, and air-conditioning, providing both style and comfort.





The master suite is truly impressive, featuring dual-aspect windows, a skylight, fitted wardrobes, plush carpets, air-conditioning, and an en-suite shower room with luxury fittings, modern finishes and underfloor heating. Every bedroom has been thoughtfully designed to offer space, light, and individuality.







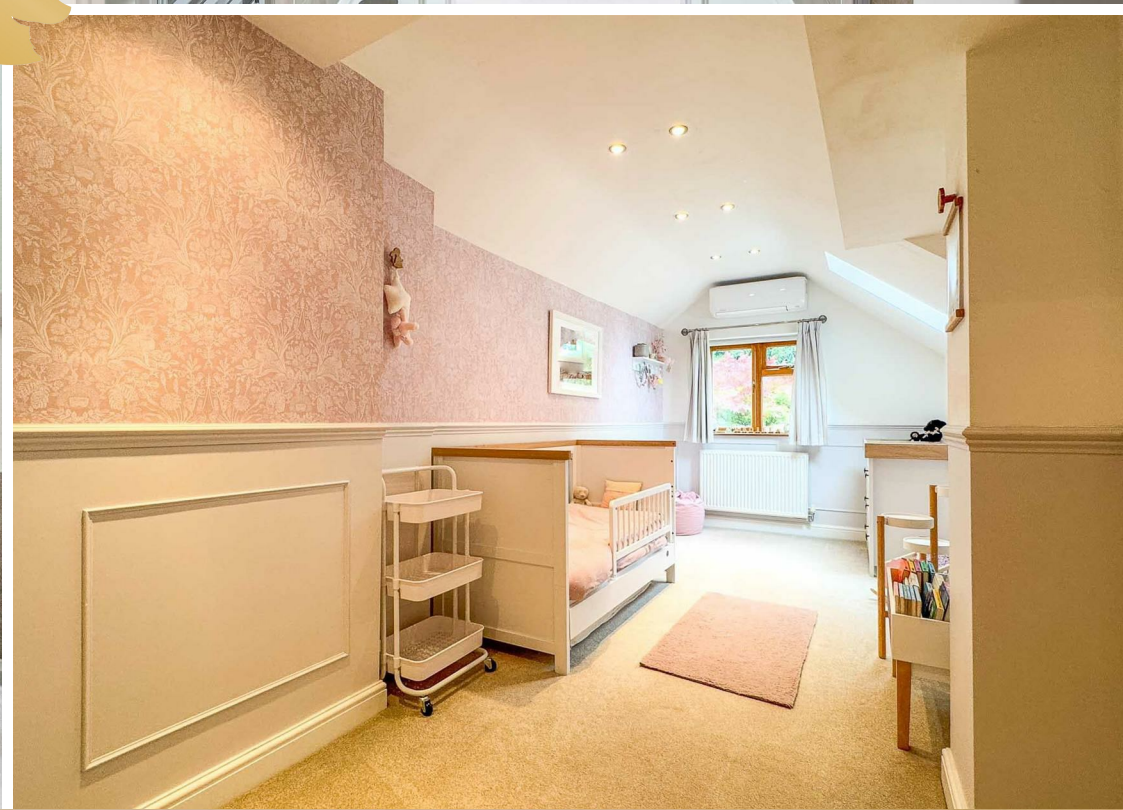






Outside, Squirrel Cottage enjoys a substantial wraparound plot with beautifully landscaped gardens. The private rear garden features rendered walls, a manicured lawn, raised sleeper beds with mature shrubs and trees, and a dedicated hot tub area. To the side, a gated driveway provides ample parking, along with a single garage and a converted outbuilding currently used as a gym — an ideal space for a home office or small business setup.









Nestled in the picturesque village of Coleorton, Leicestershire, this location offers a perfect blend of countryside tranquillity and accessibility. The area is known for its scenic walks, friendly community, and excellent local amenities, including well-regarded schools, country pubs, and quick access to nearby towns such as Ashby-de-la-Zouch and Coalville. With easy links to the M42 and A511, Coleorton is perfectly situated for commuters seeking a peaceful rural lifestyle within reach of major transport routes.





















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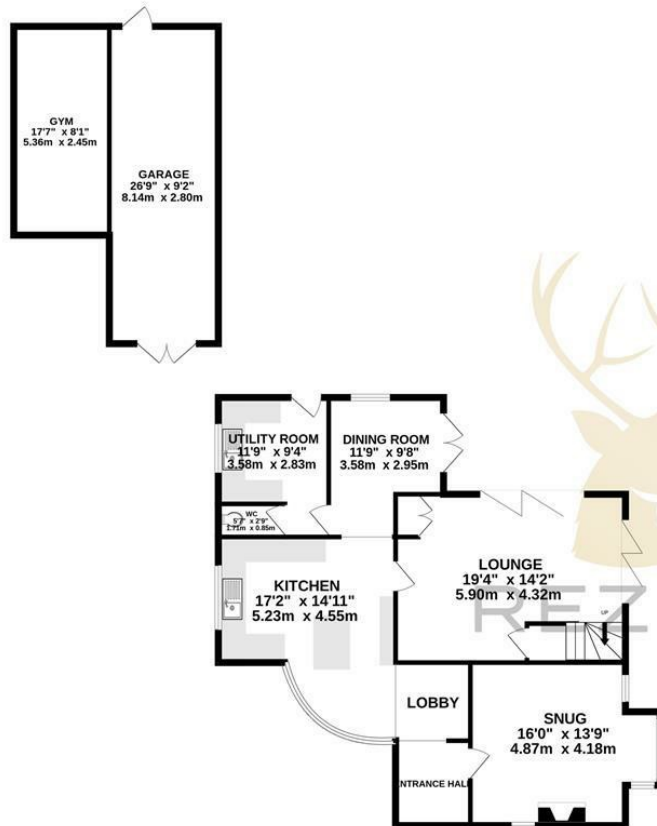
PLOT OUTLINE FOR GUIDENCE ONLY



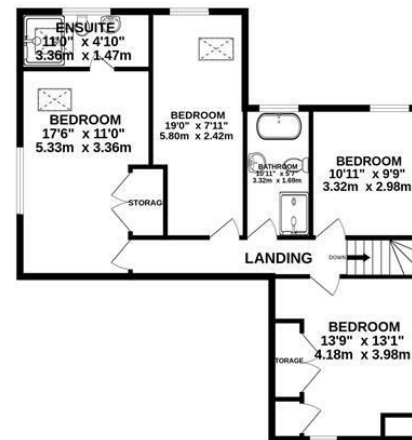
# KEY FEATURES:

- STUNNING FOUR BEDROOM DETACHED HOME
- SPACIOUS OPEN-PLAN KITCHEN DINING AREA
- THREE BEAUTIFUL RECEPTION ROOMS
- LUXURIOUS MASTER SUITE
- FOUR DOUBLE BEDROOMS
- PRIVATE LANDSCAPED WRAP-AROUND GARDEN
- CONVERTED OUTBUILDING
- AMPLE PARKING AND GARAGE
- EXCEPTIONAL PRIVACY
- DESIRABLE COLEORTON LOCATION

GROUND FLOOR  
1352 sq.ft. (125.6 sq.m.) approx.



1ST FLOOR  
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 2172 sq.ft. (201.8 sq.m.) approx.

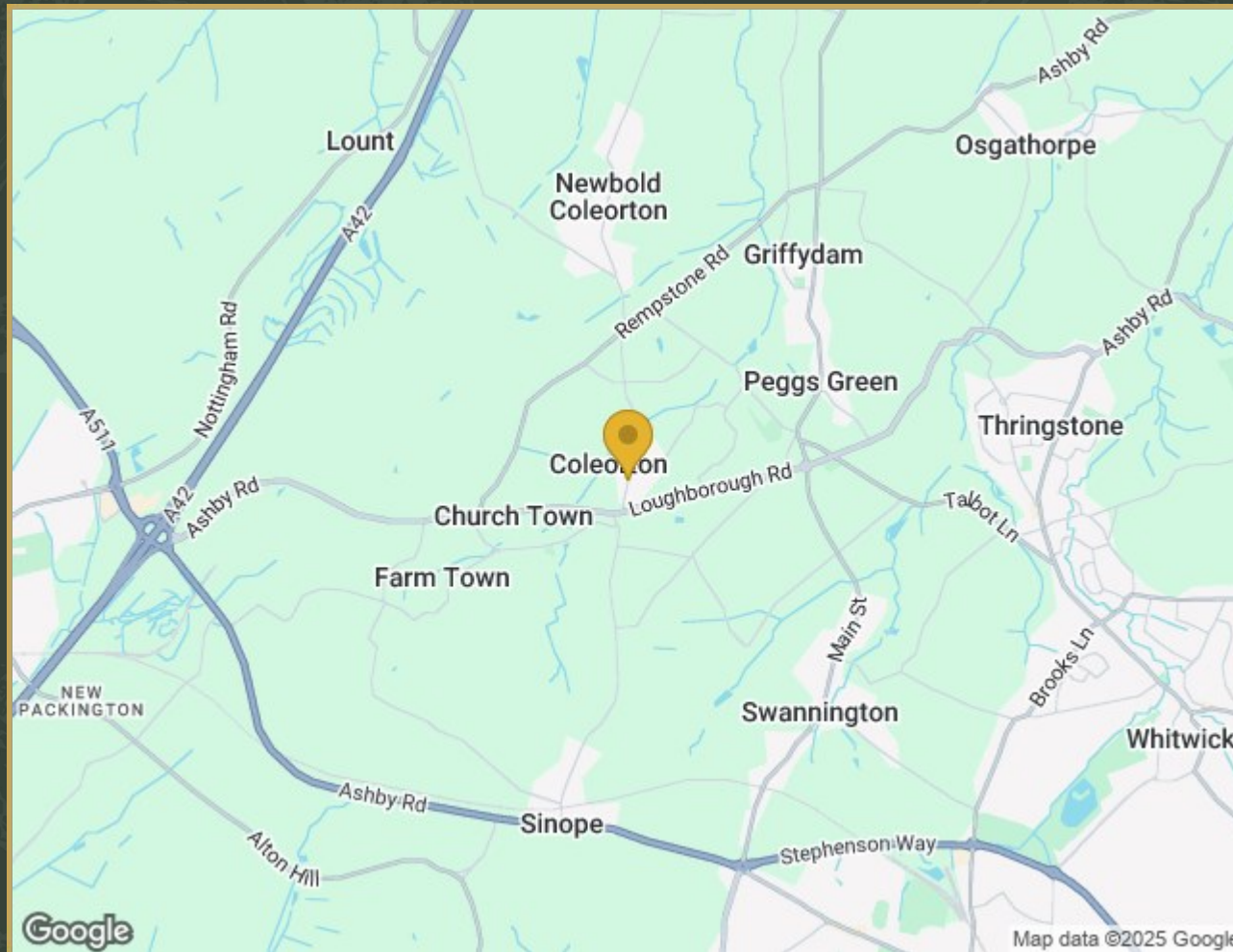
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
61		74			
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



# *Property Location*



squirrel cottage, Lower Moor Road, Coleorton, Coalville, LE67 8FJ



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