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Welcome to *High Street, Ibstock*

A substantial period property in the heart of Ibstock, combining space, character and potential.

Set behind its handsome red-brick façade, this impressive home offers generous accommodation and a wealth of period features throughout.

With a large private garden, original detailing and an enviable village location, it's a home that perfectly balances heritage charm with everyday practicality.



PREVIOUS HOUSING ALLOCATION – IB20

The property forms part of land that was previously identified within the IB20 housing allocation, which envisaged potential for approximately 46 dwellings across the wider area.

A development option was subsequently pursued but expired without being renewed by all landowners, and no planning application was submitted.

There are therefore no current development proposals. However, the property's previous association with the IB20 allocation may offer longer-term potential, subject to any future planning policy, landowner agreement and the necessary consents.

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High Street, *Ibstock*

An exceptional plot extending to almost *an acre.*

A rare opportunity in the heart of Ibstock, this substantial period property sits within beautifully established grounds offering space, privacy and endless possibilities.

The vast garden is mainly laid to lawn with mature trees and established borders – ideal for family life and future potential (subject to any necessary consents).

ALMOST AN ACRE
OF PRIVATE GARDEN
AND GROUNDS



A Home With History

Owned and loved by the same owner since 1977, this is a home filled with nearly five decades of memories. Now ready for its next chapter, it offers a rare opportunity to create a home of your own while building upon the history and character already here.

A much-loved home, ready for its next story.





WELCOME

TO YOUR NEW HOME

From the moment you arrive, this beautiful home greets you with timeless character and warmth.

Original features, elegant architectural detail, and a wonderful sense of space create an inviting welcome and a feeling of home from the very first step inside.

A home with heart. A place to belong.

SHEPHERD & WHITE

ESTATE & LETTING AGENTS

The Journey Home...

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DRAWING ROOM

Elegant, light & timeless

A beautifully proportioned reception room, rich in period character and perfect for both everyday living and entertaining.

- Tall sash-style window floods the room with natural light and frames delightful garden views.
- Striking feature fireplace with intricate detailing creates an impressive focal point.
- High ceilings, ornate cornicing and original detailing add a real sense of elegance.
- Generous proportions provide versatile space for relaxed family living and entertaining.



TRADITIONAL LIVING. TIMELESS APPEAL.

This elegant drawing room perfectly combines the grandeur of a period home with the comfort of modern living. A warm, welcoming space that's as suited to quiet evenings as it is to hosting family and friends.

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High Street, *Ibstock*

A perfect setting for family meals and special occasions.

The elegant dining room offers a wonderful sense of occasion, with high ceilings, classic proportions and an abundance of natural light from the large sash window.

A beautiful space to gather, entertain and create lasting memories, with plenty of room for family and guests alike.

ELEGANT AND INVITING
THE IDEAL ROOM FOR ENTERTAINING AND EVERYDAY LIVING



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HIGH STREET, IBSTOCK

A home with character, space and a wonderful connection to its gardens.

From the welcoming entrance hall and beautifully detailed period fireplace to the generous gardens and far-reaching outlook, this is a home with a distinctive sense of character and presence.

The sash windows are double glazed, bringing natural light into the principal rooms while retaining the traditional appearance of the property. Views from the rear extend across the substantial gardens and surrounding landscape, creating a particularly appealing connection between the house and its grounds.

A substantial home with mature gardens, established trees and plenty of potential for its next owner.





A home of generous proportions, character and timeless appeal

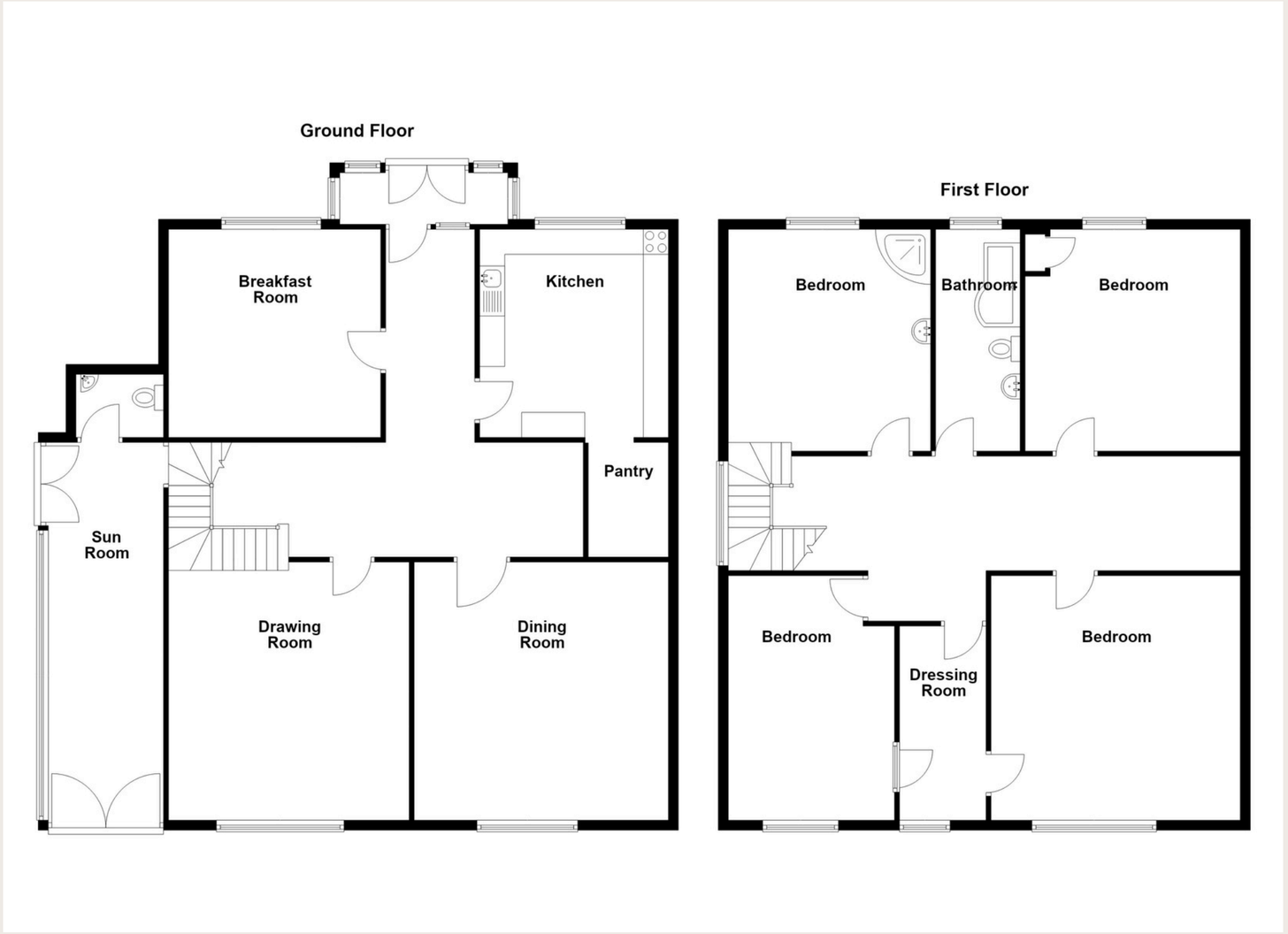
A home that combines period character with generous proportions and versatile living, the property offers a wonderful setting for family life, entertaining and enjoying the space that comes with a substantial period property.

At the heart of the home are the elegant drawing room and dining room, both generous in size and enjoying views across the rear garden and grounds. These impressive reception rooms provide an ideal balance of formal entertaining and relaxed everyday living, with traditional features adding warmth and character.

The fitted kitchen, breakfast room and walk-in pantry create a practical and sociable heart to the home, while the garden/sun room provides an additional light-filled space with direct access to the gardens.

Upstairs are four generous double bedrooms, together with a dressing room and family bathroom.

The accommodation extends to approximately 240 sqm (2,583 sq ft), providing an impressive amount of space and flexibility for modern family living.



Band E North West Leicestershire District Council

VESTIBULE

With quarry tiled floor

IMPRESSIVE ENTRANCE HALL

A particularly impressive T-shaped entrance hall, creating a generous and elegant reception space with period detailing, decorative archways and a turning staircase rising to the first floor. The hall provides a striking first impression and leads naturally through to the principal living areas and kitchen.

DRAWING ROOM

19' 1" x 17' 2" (5.82m x 5.25m)

Elegant formal drawing room with a wonderful sense of proportion, featuring a tall sash-style window with boxed shutters, drawing in plenty of natural light and offering attractive views across the grounds. An ornate period fireplace forms an impressive focal point, complemented by decorative ceiling cornicing, picture rails and fitted display shelving. A gracious reception room with a distinctly traditional character, ideal for both relaxed family living and more formal entertaining.

DINING ROOM

16' 9" x 17' 1" (5.13m x 5.23m)

Impressive formal dining room with excellent proportions and an elegant period character. The room features a handsome marble fireplace, decorative ceiling cornicing ,while a tall sash-style window with boxed shutters provides an abundance of natural light and lovely views over the grounds. A generous reception space, perfectly suited to formal dining and entertaining.

BREAKFAST ROOM

14' 0" x 13' 10" (4.28m x 4.23m)

Breakfast Room with a charming traditional character, featuring a handsome fireplace with cast iron inset, fitted book shelving and useful built-in storage cupboards. A tall sash window provides natural light and views towards the front of the property, creating a peaceful and versatile room ideal for morning coffee, reading or simply enjoying a quieter part of the house.

FITTED KITCHEN

13' 4" x 12' 5" (4.07m x 3.79m)

Traditional fitted kitchen with a wealth of bespoke cabinetry, generous work surfaces and extensive storage. The kitchen features a tiled worktop, tiled splashbacks, integrated shelving and a substantial stone-built chimney breast with exposed stonework, creating a distinctive focal point.

WALKIN PANTRY

GARDEN ROOM / SUN ROOM

Garden room / sun room, approached directly from the impressive T-shaped entrance hall, providing a particularly versatile additional living space. The room features full-height glazing along the side and rear elevations, creating a light and airy environment with far-reaching views across the side and rear grounds and direct access into the garden. There is also convenient access to the cloakroom, making this a practical as well as attractive extension to the main accommodation.

FIRST FLOOR

First-floor landing with an impressive double-height feel and an abundance of natural light. A particularly attractive leaded glass bay window creates a striking focal point, with a deep polished timber sill and views across the surrounding rooftops and neighbourhood. The landing retains a wealth of period character, including decorative ceiling cornicing, traditional balustrading and a sweeping polished timber handrail, while providing access to the first-floor bedrooms and accommodation.

BEDROOM

13' 11" x 14' 4" (4.26m x 4.37m)

Generous double bedroom with attractive period proportions and a wealth of character. The room features a traditional fireplace with decorative surround, a tall sash window with views towards the surrounding properties, and a useful built-in cupboard beneath the window. There is also a large en-suite shower area, incorporating a curved shower enclosure and raised tiled platform, making this a comfortable and versatile bedroom.

PRINCIPLE BEDROOM

16' 9" x 17' 7" (5.13m x 5.38m)

Generously proportioned double bedroom with an attractive period character and excellent natural light. The room features a traditional fireplace with a painted surround, together with a tall sash window overlooking the rear gardens and grounds. There is ample space for a range of bedroom furniture, creating a calm and elegant bedroom with excellent proportions.

DRESSING ROOM

Could be converted to Bedroom five

BEDROOM

17' 8" x 12' 9" (5.40m x 3.89m)

Rear-facing double bedroom with a pleasant outlook over the gardens and grounds. The room enjoys good natural light from the tall sash window and retains attractive period features, including a traditional fireplace with painted surround and a decorative ceiling. Generously proportioned, with ample space for bedroom furniture and a peaceful aspect to the rear.

BEDROOM

14' 2" x 12' 2" (4.34m x 3.71m)

Further double bedroom with a charming traditional character, featuring, contrasting striped dado detail and a classic fireplace with painted surround. The tall sash window provides excellent natural light, while the room offers good proportions and ample space for bedroom furniture. Airing Cupboard

BATHROOM

Family bathroom with a practical three-piece suite comprising a panelled bath with curved shower enclosure, WC and pedestal wash hand basin. The room is fully tiled with a decorative border, while a large window provides good natural light. A raised tiled area creates a defined bathing zone, with attractive traditional proportions throughout.

OUTSIDE

The grounds are a particular feature of the property, extending to approximately an acre , offering an exceptional degree of privacy and seclusion. Enclosed by substantial brick walls and mature planting, the gardens incorporate sweeping lawns, established trees and well-stocked flower, rose and shrub borders, together with areas suitable for tennis or croquet. A productive orchard provide a further established feature, while the rear grounds also include a substantial double garage and yard, accessed through double gates, providing excellent space for parking and additional vehicles. There is a shed/workshop, coal shed and greenhouse.

HISTORIC SETTING & ARCHITECTURAL CHARACTER

The property is situated within the Ibstock Conservation Area and occupies a prominent position within the historic High Street. The Council's Conservation Area Character Appraisal identifies 111 High Street as having landmark value, with its distinctive full-height bay window contributing to the character and long views along the High Street.

Historically, the cottage was constructed first, with the adjoining house being built at a later date and subsequently abutting the original cottage. The properties are therefore physically adjoining today, although 111 High Street originated as a separate dwelling and was not originally constructed as part of a conventional semi-detached pair. This unusual evolution contributes to the individual character and architectural interest of the property.

A home with a story



Garden & Orchard

The property is set within generous grounds totalling approximately **1 acre (0.4 hectares)**, including a private garden and a productive orchard.

Garden
A spacious private garden extending from the rear of the property.

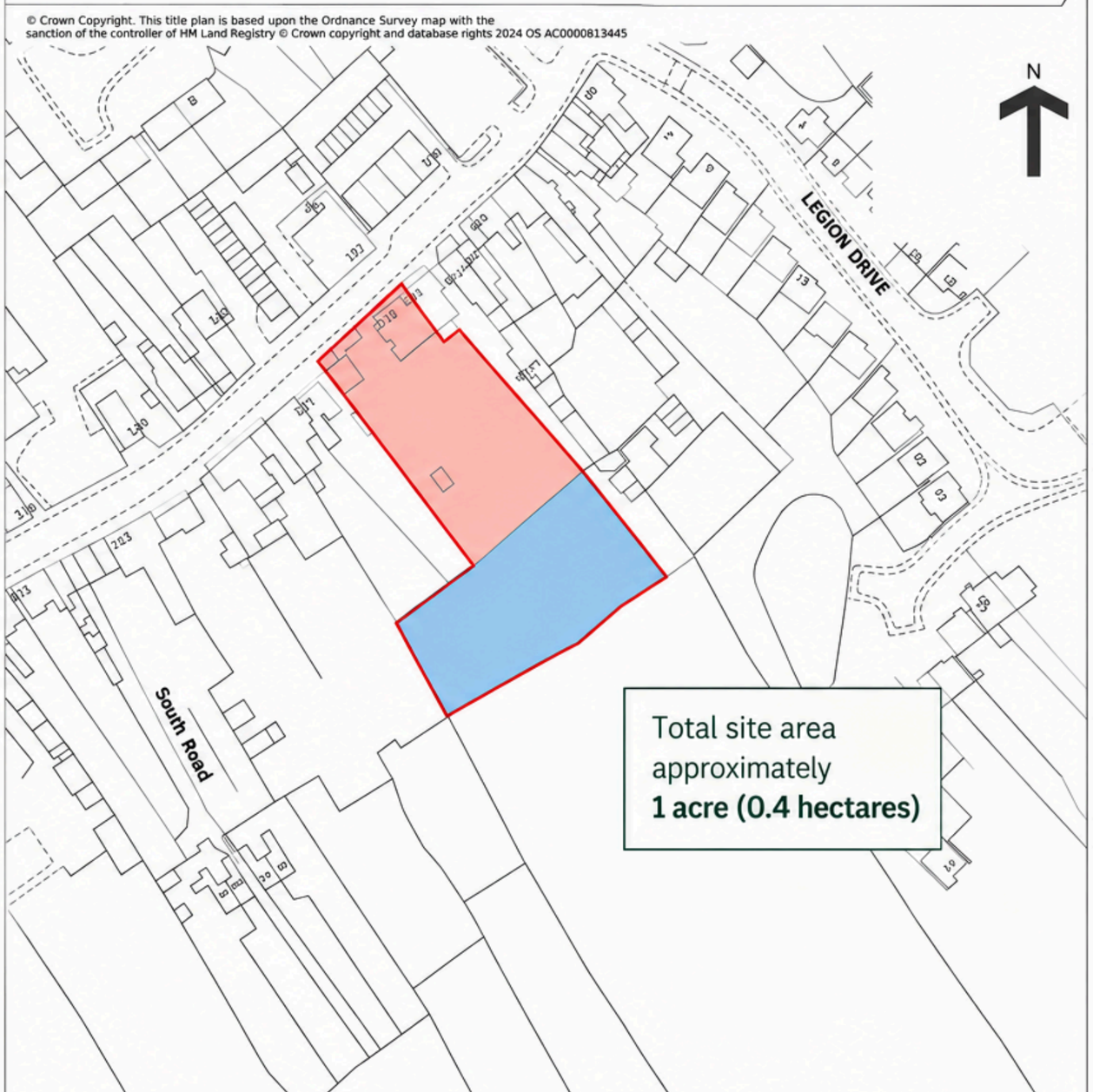
Orchard
A well-established orchard providing mature trees and seasonal produce.



HM Land Registry
Current title plan

Title number **LT467437**
Ordnance Survey map reference **SK4009NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Leicestershire : North West Leicestershire**

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INDEPENDENT ESTATE AGENTS

IBSTOCK

A village with character, community and countryside on the doorstep

Ibstock offers a particularly appealing blend of traditional village character and everyday convenience. Set in North West Leicestershire, it has a strong sense of community, a rich heritage and easy access to the surrounding countryside and National Forest.

The village dates back well beyond the Norman period and has an unusually rich heritage, including its medieval church, historic houses and connections with the Leicestershire coalfield.

Today, Ibstock is a substantial and established village, with local shops, schools, leisure facilities, community organisations and a good range of housing. Its position on the A447 places Coalville close by, with Ashby-de-la-Zouch, Hinckley and Leicester all readily accessible by road. The wider road network also provides access towards the A42 and M42.



WHY PEOPLE CHOOSE IBSTOCK

VILLAGE LIVING
A genuine community rather than simply a residential suburb, with a strong local identity.

COUNTRYSIDE & NATIONAL FOREST
Open countryside, woodland and walking opportunities are close at hand.

CHARACTER PROPERTIES
Alongside modern housing, Ibstock retains a collection of period homes.

CONVENIENT LOCATION
Well placed for Coalville, Ashby-de-la-Zouch, Hinckley, Leicester and the wider East Midlands.

A BROAD APPEAL
Attracts families, professionals, downsizers and buyers looking for more space without being isolated.

> For us, Ibstock is about more than property prices and postcodes.
> *It is about understanding the character of the village, the homes within it and the people who want to live here.*

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NOTES – MEASUREMENTS

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

PHOTOGRAPHS

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

TENURE

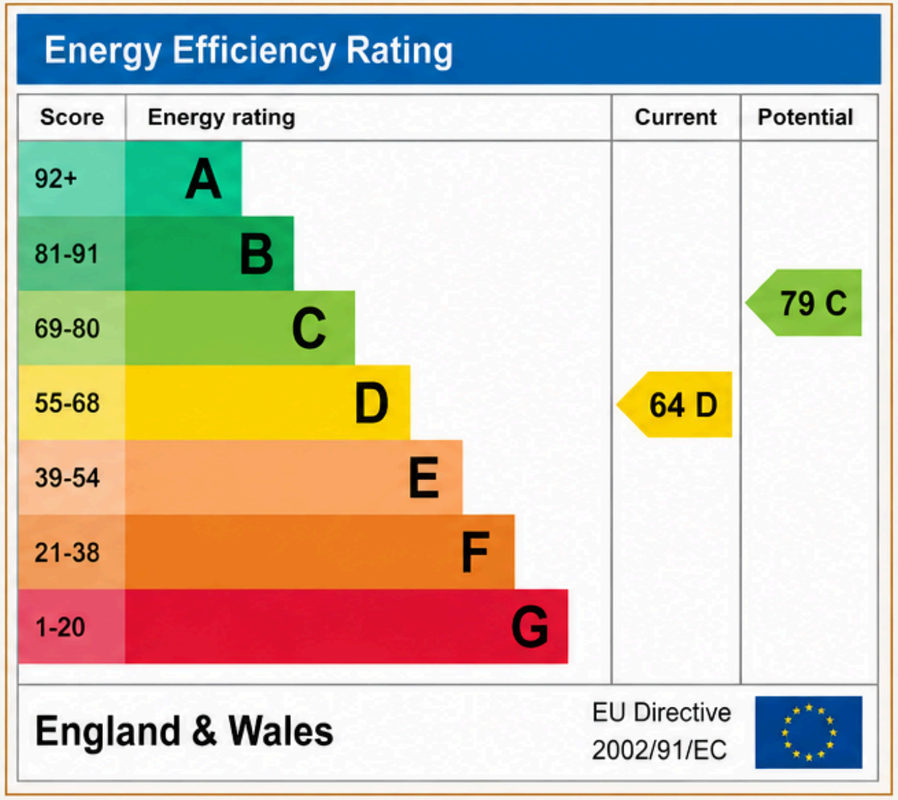
Freehold – Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

CONSUMER PROTECTION LEGISLATION

These sales details have been written to conform to Consumer Protection Legislation.

ANTI-MONEY LAUNDERING

In accordance with current Anti-Money Laundering Regulations, all prospective purchasers will be required to complete identity verification before a sale can proceed. This will include the provision of valid photographic identification and proof of address, together with information confirming the source of funds where applicable. Shepherd & White works in accordance with UK legislation to ensure compliance and to help facilitate a smooth transaction for all parties.



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