



Smiths  
your property experts

# Main Street

## West Leake

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- Beautifully extended and renovated former working cottage
- Private grounds extending to circa 1/3 of an acre
- Far-reaching views to the front and rear across open countryside
- Three generous double bedrooms and two bathrooms
- Open-plan kitchen and living area with a separate utility room
- Sitting room with a wood-burning stove
- Generous gravel driveway providing ample off-road parking
- Two substantial timber outbuildings including a studio with power

### General Description

Smiths Property Experts are favoured with instruction to market this beautifully extended and renovated former working cottage set in private grounds extending to circa 1/3 of an acre in the sought-after village of West Leake. The property enjoys far-reaching views to the front and rear across beautiful open countryside, with three large double bedrooms and a centrepiece 'open-plan living kitchen'.

The cottage has been refurbished to an excellent standard by the current owners and offers considerable potential to further extend the property or add a collection of useful outbuildings. This is a rare opportunity to acquire a wonderful home in a superb village.









## The Property

The main house is connected to all mains services, and has been internally refurbished and extended with a huge amount of care and attention to detail. Extending to approximately 1,300 square feet, the internal finish is excellent.

Expect to find accommodation comprising, in brief, an entrance hall with stairs rising to the first-floor landing, a sitting room with a wood-burning stove, a boot/utility room, a downstairs WC, and a wonderful centrepiece kitchen, dining, and living area with direct garden access. Upstairs are three large double bedrooms. There is a beautiful four-piece family bathroom with a walk-in shower and slipper bath, and the main bedroom has en-suite facilities. There is planning permission active to add a garden room extension to the rear should the eventual purchaser wish.

## The Outside

The property occupies wonderful grounds extending to circa 1/3rd of an acre, with mature front and rear gardens. There is a generous private gravel driveway with a gated area to the right-hand side. This currently leads to a lovely seating area directly to the side of the main house. There are two substantial timber outbuildings, one a studio/craft room which is insulated and has power and plumbing, and the other a workshop, both extremely useable spaces.









## The Location

West Leake is a pretty and well-thought-of village settlement in South Nottinghamshire. There is a lovely public house, The Star, and the village has a beautiful street scene and stunning protected countryside around. Either way, just 1 mile by car are the villages of Sutton Bonington and East Leake. East Leake hosts many local amenities, including a doctor's surgery, a supermarket, and a bustling Main Street with eateries and cafés.

There is excellent local schooling at primary and secondary levels, and commuter access to Nottingham, Leicester, and Birmingham is excellent via the M1/M42 motorway link. East Midlands airport is 5 miles away, and there is direct rail access to London St Pancras from Loughborough or East Midlands Parkway.

## Distances

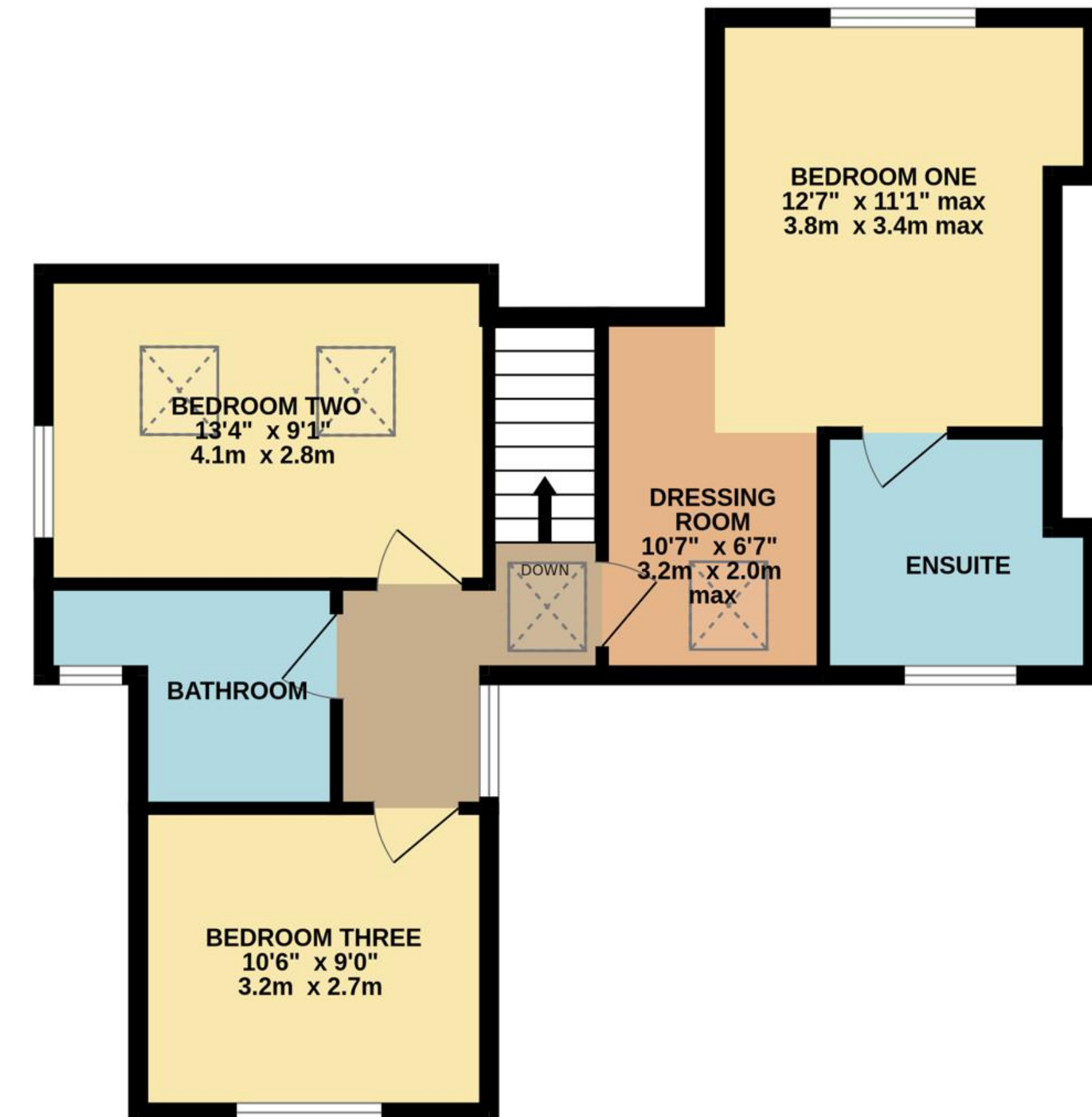
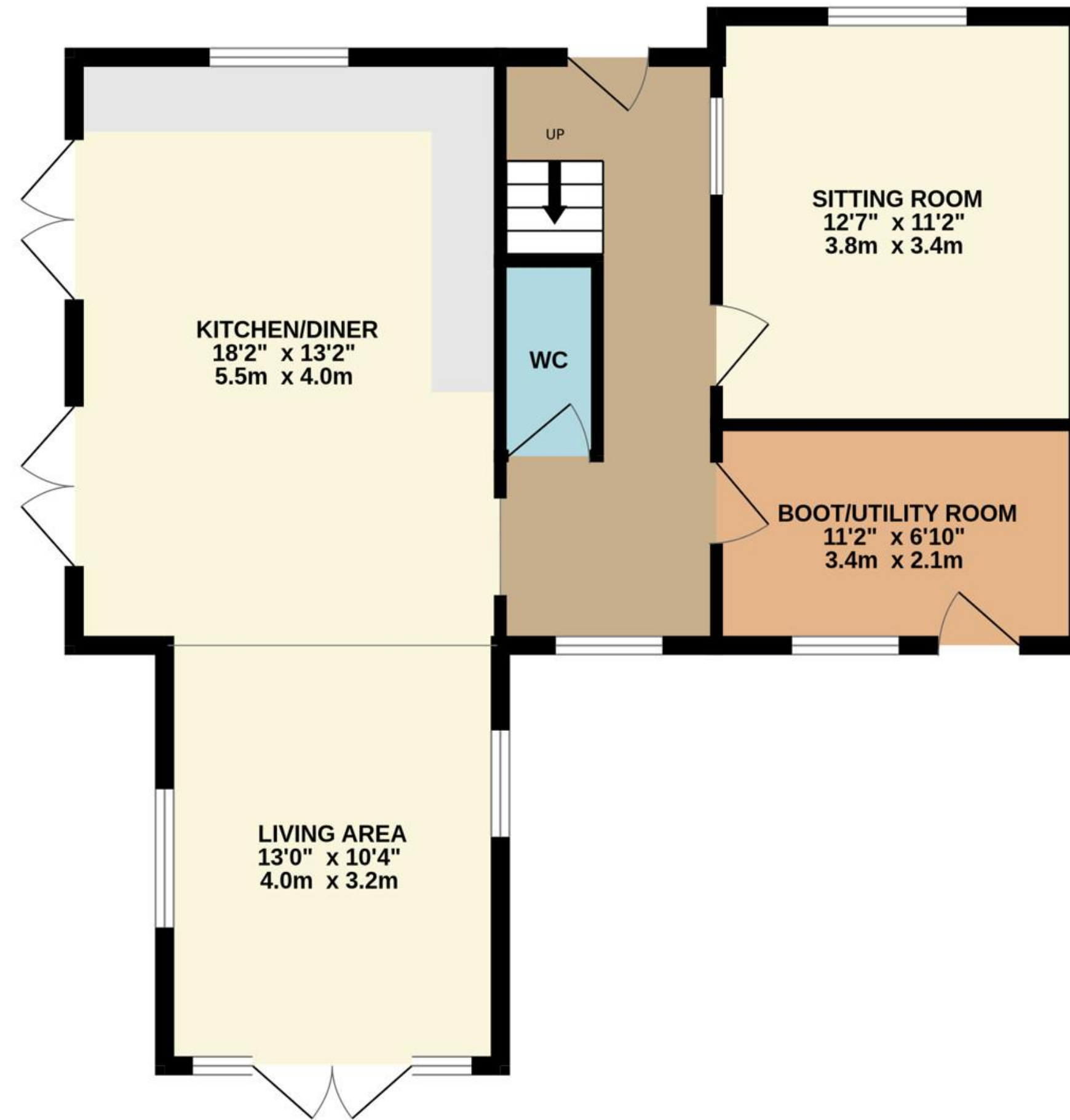
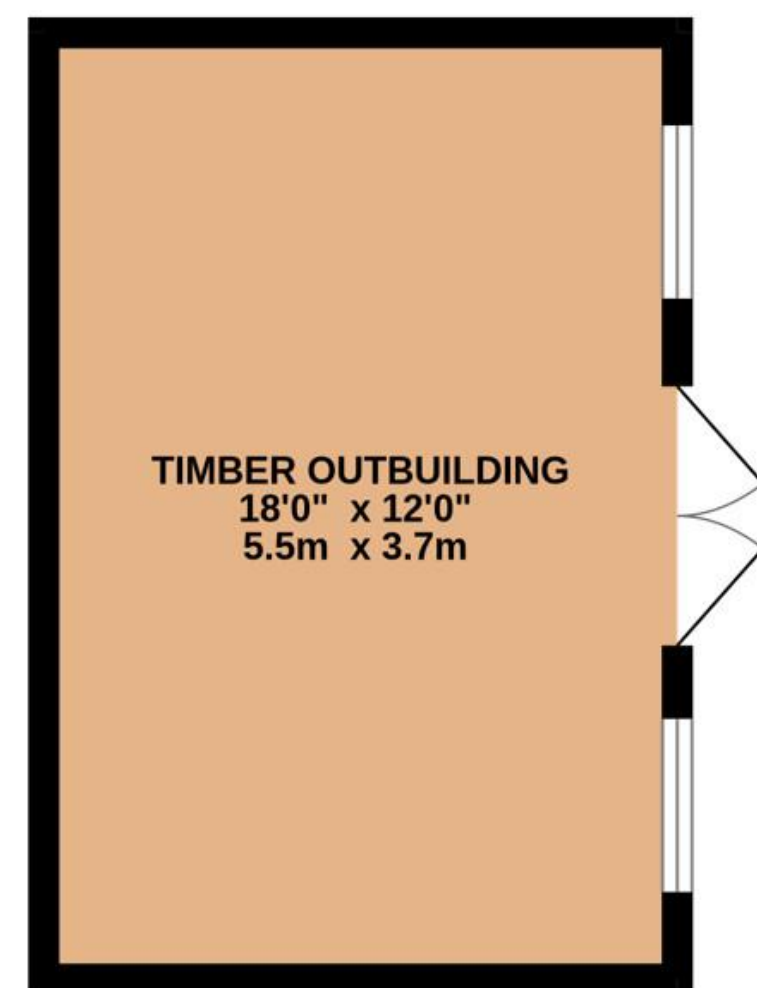
East Leake 1 mile, Loughborough 7 miles, Nottingham 11 miles, and Leicester 18 miles.

Loughborough Train Station 6 miles (trains to London from 1 hour 15 minutes), and East Midlands Airport 6 miles (distances and timings are approximate).









TOTAL FLOOR AREA : 1493 sq.ft. (138.7 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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## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Rushcliffe Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

## Smiths Property Experts

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