



Smiths
your property experts

Thorsby Cottage

Wymeswold

- No upward chain
- Lovely period cottage in the heart of this idyllic village
- Barn with living space, annexe or commercial potential
- Main house currently provides four bedrooms
- Four reception rooms full of character and charm
- Off-road parking accessed via a coach house entrance
- Courtyard which could make wonderful gardens

General Description

Smiths Property Experts offer to the market with no upward chain a superb period home occupying a prominent position in the heart of the revered Leicestershire village of Wymeswold. The property is made up of a beautiful four-bedroom family home and a large, connected brick barn that was once a thriving commercial enterprise. There is potential to either integrate the barn with the house to create a 3,000 square feet family home, convert it to residential annexe accommodation for extended families, or operate a new commercial enterprise from the building subject to necessary planning consents.







The Main House

This period home of brick under slate construction offers a wealth of living space. The main house boasts four large bedrooms, one with en-suite facilities, a family bathroom, and four reception rooms including a bay-fronted sitting room, and a kitchen/breakfast room. There is also a half cellar and a substantial garden room that gives covered access to the adjacent barn.

The Barn

The barn is fitted out to a sensible standard. Once a well-known pine furniture shop, there is potential for the eventual purchaser to operate commercially once again or convert and integrate the barn into either further living accommodation, workshops, or secondary annexed accommodation. There are two substantial rooms upstairs separated by the landing, and a further two downstairs accessed via a generous hallway. There is also a w.c and a working shower. The barn has running water, central heating, and full wiring.



The Outside

The property is positioned slightly back from Far Street, with vehicular access to the rear through a pretty coach house entrance.

To the rear is off-road parking and a generous flagstone courtyard, which defined properly could in our opinion become wonderful gardens. In the courtyard there is a substantial brick under-tile outbuilding/store.





Location

Wymeswold has long held a reputation as a pretty and well-serviced Leicestershire village. There are three public houses including the Hammer & Pincers, well known for its fine dining options. There is also a chemist, a village shop, and a primary school. Access to Nottingham, Leicester, Loughborough, and Melton Mowbray is excellent via the A46 and local road networks. There is also a range of excellent schooling choices, with Ratcliffe College and the Endowed schools at Loughborough all within 5 miles. Loughborough train station is within 3 miles and gives access to London St Pancras inside 75 minutes.

Property Information

EPC Rating: E.

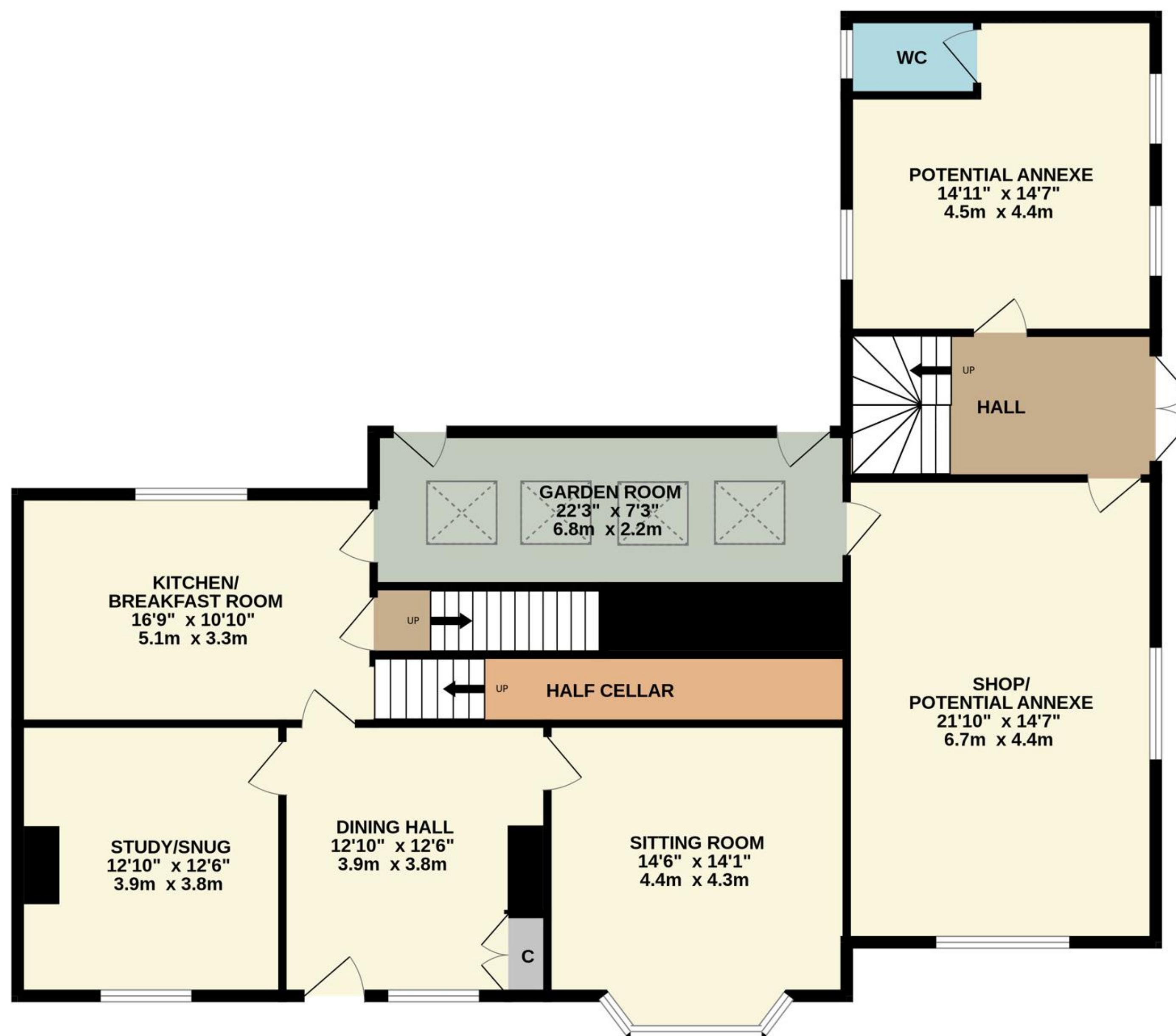
Tenure: Freehold. Council Tax Band: D.

Local Authority: Charnwood 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.





TOTAL FLOOR AREA : 3013 sq.ft. (279.9 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.

Made with Metropix ©2023



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com





VILLAGE HALL

EMPTON ROAD
WELTON ROAD

Smiths
your property experts
The best estate agent in the area
FOR SALE
01273 27842
www.smiths.co.uk

THE GREEN COTTAGE