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your property experts



Rempstone Hall Farm Cottage

Rempstone

- Bright and beautifully presented detached family home
- Complete privacy set behind a stunning tree canopy
- Exceptional grounds extending to over 1/3 of an acre
- Professionally landscaped and manicured gardens
- Gated driveway and a detached double garage
- Remodelled and extended floor area of circa 2,250 square feet
- Open-plan kitchen and two further reception rooms
- Four double bedrooms and three bathrooms

General Description

Smiths Property Experts are thrilled to introduce to the market this beautifully presented and recently modernised detached family home set in beautifully landscaped wrap-around grounds extending to over 1/3 of an acre. The property was completely remodelled and extended approximately 15 years ago and is now a bright and modern home that boasts complete privacy and open-plan contemporary living.

The property boasts impressive living space with a floor area of approximately 2,658 square feet, including the detached double garage currently set out as a home gym and studio. Above the garage is a newly fitted-out and fully functional office with stand-alone internet access.









The Property

The main house extends to approximately 2,250 square feet, with accommodation laid across two floors. Extensively remodelled and extended circa 15 years ago, the property offers light and modern living space, with a most special living kitchen and formal sitting room that opens up for entertaining, and all flow seamlessly into the gardens via three sets of doors. There is also a family room/snug, WC, and utility room, as well as the generous entrance hall with an Oak staircase leading up to the first floor. The spacious landing leads neatly to four double bedrooms and the family bathroom. Of note is the guest room and its associated en-suite facilities, and the most impressive principal bedroom, a large suite with a balcony served by glazed timber doors to the rear, a walk-in wardrobe, and an en-suite bathroom.

The Gardens

Accessed from a private driveway shared with one other property, Rempstone Hall Farm Cottage enjoys a wrap-around plot accessed via electrically operable gates. There is a block paved driveway to the left-hand side and front of the property and a substantial detached double garage currently set out as a home studio and gym. To the right-hand side of the house is a further gravelled parking area created by the current owners.



The exceptional grounds offer complete privacy and are open but set behind a backdrop of a stunning tree canopy. There is a private area with an oak-framed Gazebo with a hot tub fitted underneath. The formal gardens extend to the rear of the main house and have been beautifully landscaped with manicured lawns, stone terraces, and contemporary water features. Curated by a professional landscaping firm, box hedging compliments maturing trees and fully stocked borders. The gardens are lit at night, and there is a beautiful entertaining terrace with a covered bar and barbecue area.







The Location

The village of Rempstone is a pretty and quintessentially English historic settlement set amongst open countryside in north Leicestershire. There is a well-thought-of public house and church in the village, and nearby East Leake (1.5 miles) plays host to a full and wide range of local amenities and services. There is an excellent choice of Academy schooling and independent options, including Ratcliffe College and the Loughborough Endowed Schools, all within easy reach, and the village is well placed for commuter access into Loughborough and Nottingham. Road and rail connections are also excellent, via the M1/M42 motorway link, Loughborough train station affording direct access to London St Pancras within 75 minutes, and East Midlands Airport is just 6 miles by car.

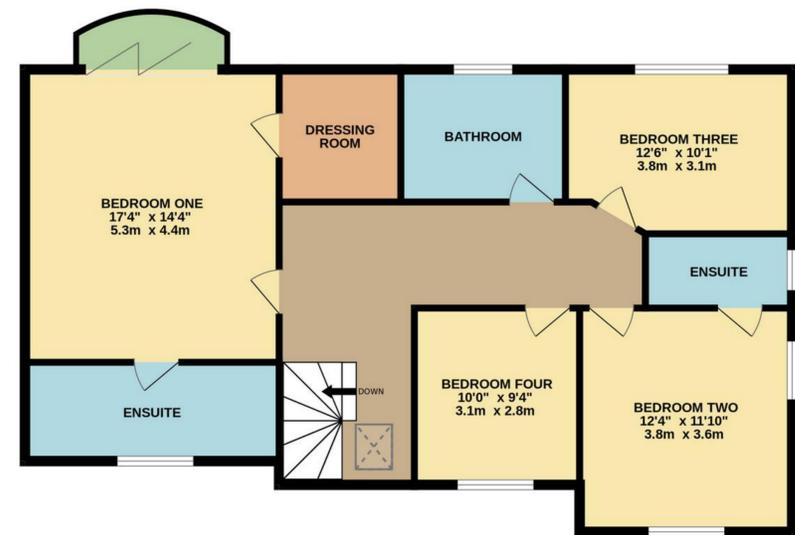
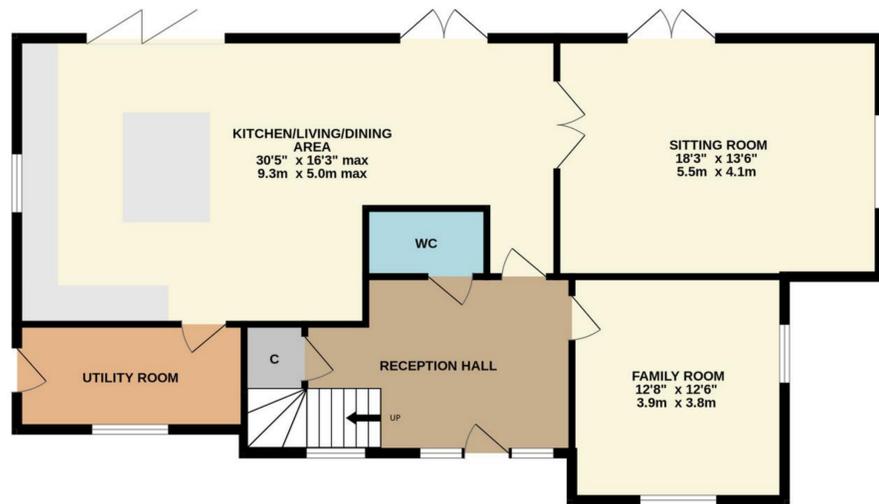
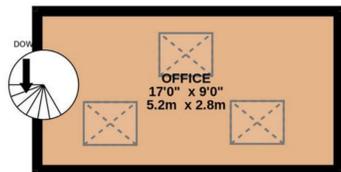
Property Information

EPC Rating B.

Tenure: Freehold. Council Tax Band: F.

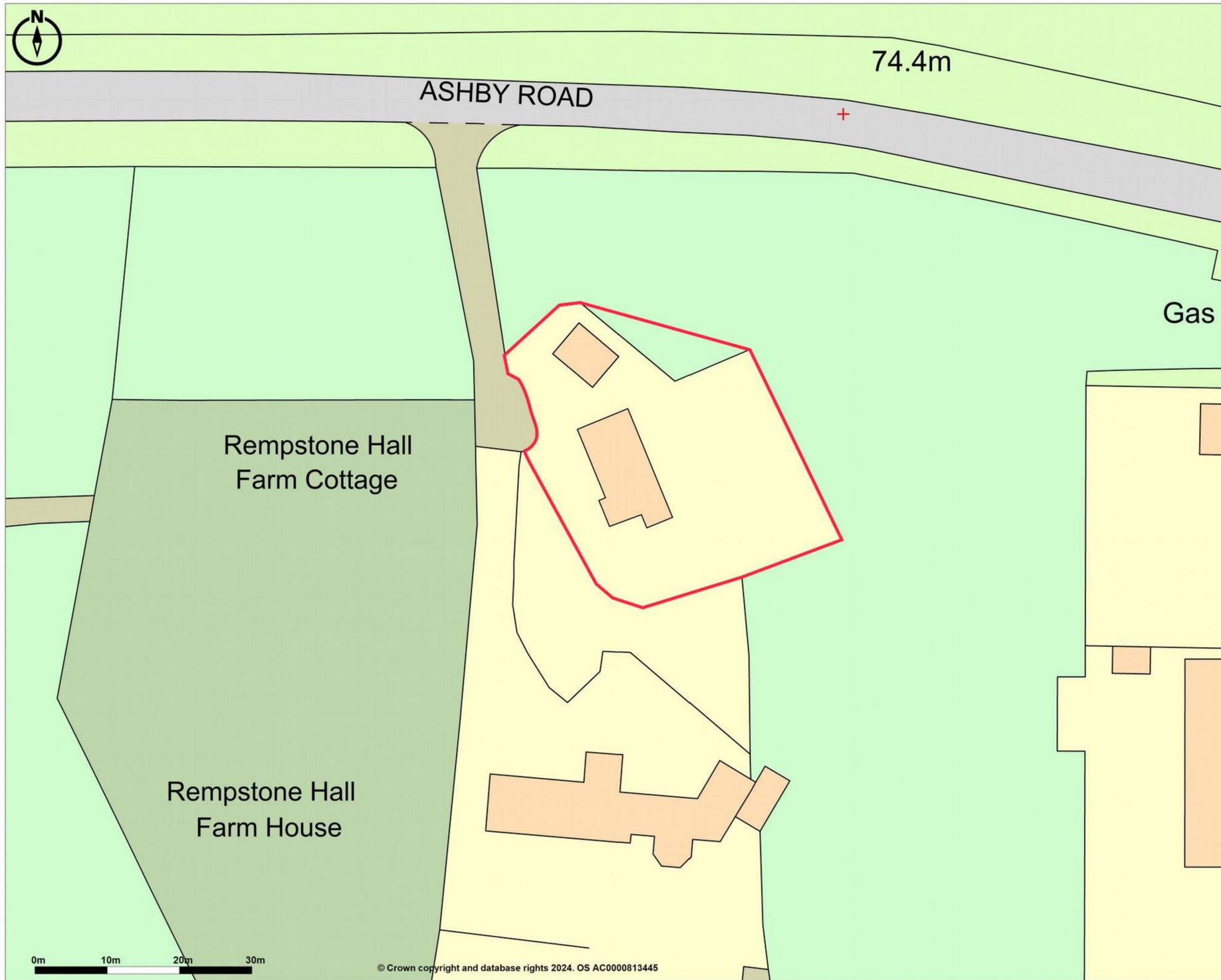
Local Authority: Rushcliffe Borough Council.





TOTAL FLOOR AREA : 2658 sq.ft. (246.9 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.
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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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