



Smiths  
your property experts

# Brookside

## East Leake

- Charming Grade-II Listed cottage filled with character
- Located in a conservation area, opposite St Mary's Church
- Wealth of period features, character, and interest throughout
- Timber beams believed to date back to the 17th Century
- Two impressive reception rooms and a kitchen/breakfast room
- Three bedrooms and two bathrooms
- Beautiful gardens that afford a sunny aspect
- Driveway providing off-road parking and access to a single garage

## General Description

Smiths Property Experts are favoured with instruction to market a charming Grade-II listed cottage filled with character. This delightful property is situated on Brookside, a most attractive and pretty location in the highly regarded Rushcliffe village of East Leake. The cottage is located in the conservation area, opposite St Mary's Church.

The property offers a wealth of period features, character, and interest throughout. Comprehensively restored approximately 45 years ago, the structure remains in good condition. Originally a Cruck-framed cottage, the property boasts beautiful joinery and timber beams believed to date back to the 17th Century.







## The Property

Internally, the property affords mains services, gas central heating and well-maintained period windows, some secondary glazed, with living accommodation laid across a generous 1,767 square feet. In brief, expect to find an entrance hall, a sitting room with an inglenook and wood-burning stove, a dining room, and a kitchen/breakfast room, all of which afford direct garden access to the rear. There is also a downstairs WC. Two staircases rise to the first floor, one to the impressive main bedroom boasting built-in wardrobes, a dressing room area, and generous en-suite facilities. To the other side of the first floor are two further bedrooms (one a large double) and a separate bathroom.

## The Outside

The property is set in a very pretty and rarely available setting on Brookside with a front aspect over the church. There is a driveway and a single garage to the rear, and there are beautiful private gardens that afford a sunny aspect. Landscaped and full of interest with central lawns, fruit trees, and mature borders, there is a patio to the immediate rear of the sitting room and a further seating terrace to the top of the garden with a lovely view of the back of the cottage.







## The Location

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are plenty of amenities available, including a bakery, greengrocer, and florist, as well as several coffee shops, pubs, and eateries. Beautiful countryside walks are easily accessible, and you can conveniently reach Loughborough and Nottingham by car or via a regular bus service. East Midlands Airport is just six miles away.

## Property Information

Grade-II Listed.

Tenure: Freehold. Council Tax Band: E.

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.





TOTAL FLOOR AREA : 1765 sq.ft. (164.0 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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