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2 Bed Cottage - Terraced

2 Meynell Mews Main  
Street  
Breedon-On-The-Hill  
Derby  
DE72 0NT

£1,200 Per Calendar Month

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Fletcher  
& Company

# 2 Meynell Mews Main Street Derby DE73 8JU



- Available Immediately • Available Fully, Part Or Un-Furnished • Two Double Bedrooms Two En-Suites • Open Plan Kitchen Diner • Available With All Kitchen Crockery • See Floor Plan • Stunning & Cosy Feeling • Parking • Superb Location In The Village Of Breedon-On-The-Hill • Available Short, Or Long Term

Available Immediately & Offered Fully, Part or Unfurnished - Meynell Mews offers an exceptional opportunity to rent a distinguished Grade II Listed cottage forming part of an exclusive development of three townhouse-style residences. Set within a quiet and secluded courtyard in the heart of the countryside, the property provides an attractive balance of heritage character and modern accommodation.

Originally part of a former stable block, the property has been renovated and finished to a high standard throughout. Accommodation includes a well-appointed kitchen, ground floor WC, contemporary bathroom facilities, and comfortable living areas, all presented with quality furnishings and a high level of specification.

The property occupies a desirable position between the market towns of Melbourne and Ashby-de-la-Zouch, and is ideally placed for access to local amenities and transport links. The M1 and M42 are approximately a 15-minute drive away, and East Midlands Airport is located just 5 miles from the property.

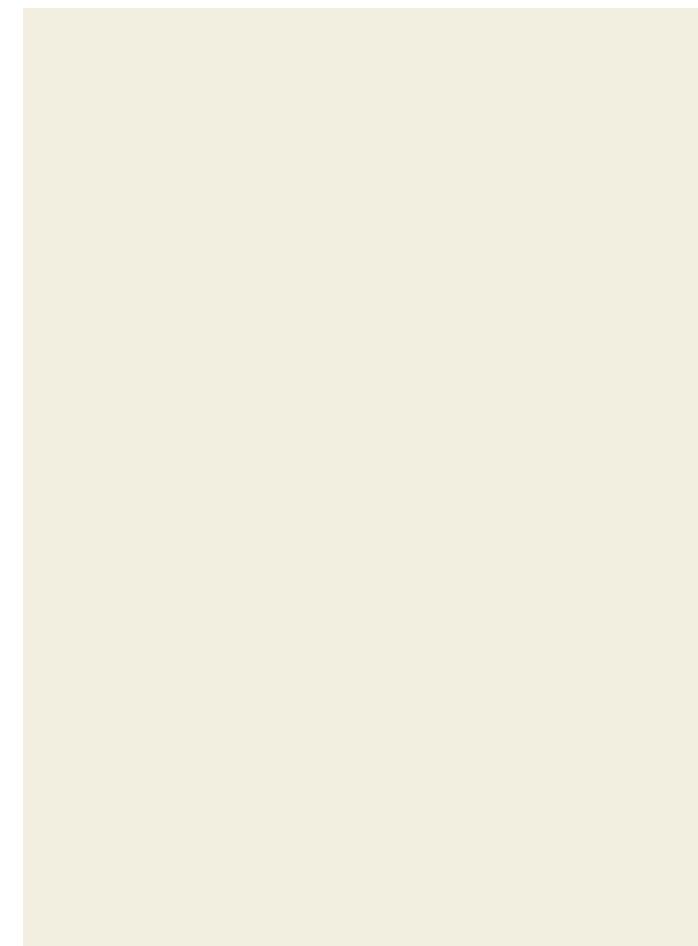
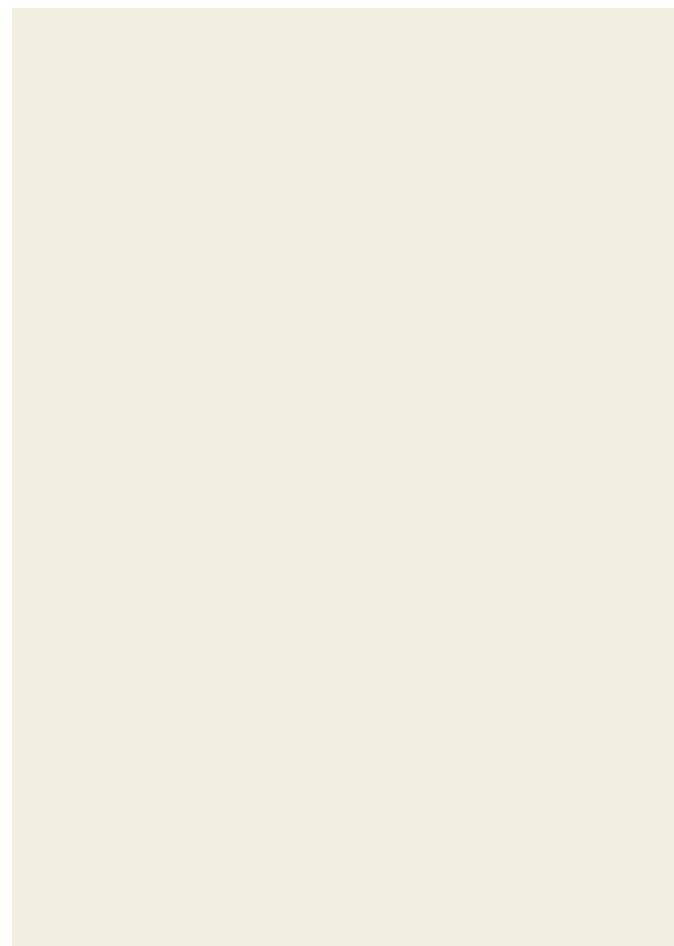
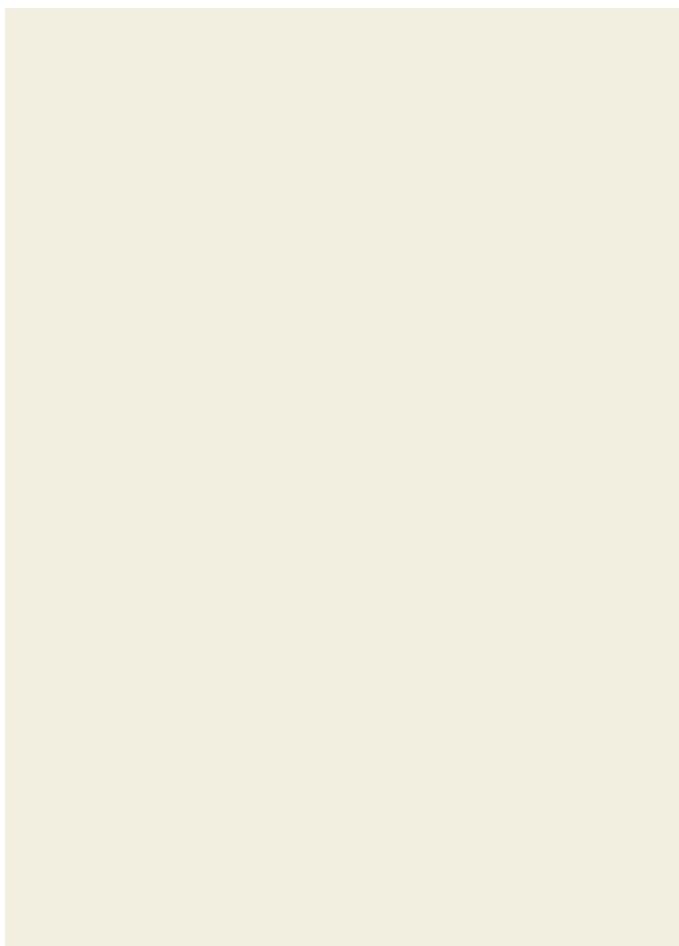
## Location

The cottage is surrounded by open countryside and lies within easy reach of National Trust properties and a wide range of leisure pursuits, including walking, cycling, fishing, and sailing. Two highly regarded public houses are situated within a short walk. Local maps and information are provided for the tenant's convenience.

## Key Features

Grade II Listed, beautifully converted cottage







Duffield House  
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Duffield  
Derbyshire  
DE56 4GD

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A) plus	A		
(B) (91)	B		
(C) (80-60)	C		
(D) (55-40)	D		
(E) (35-26)	E		
(F) (21-16)	F		
(G) (1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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