

FLOOR PLAN

DIMENSIONS

Entrance Porch

Entrance Hall

Lounge / Diner
13'7 x 21'9 max (4.14m x 6.63m max)

Kitchen
9'5 x 10'7 max (2.87m x 3.23m max)

Dining Room
5'8 x 9'7 max (1.73m x 2.92m max)

Utility Room
5'8 x 5'5 (1.73m x 1.65m)

Downstairs WC

Bedroom One
10'7 x 10'4 max (3.23m x 3.15m max)

Bedroom Two
9'6 x 10'4 max (2.90m x 3.15m max))

Bedroom Three
5'4 x 9'2 (1.63m x 2.79m)

Family Bathroom

Detached Garage

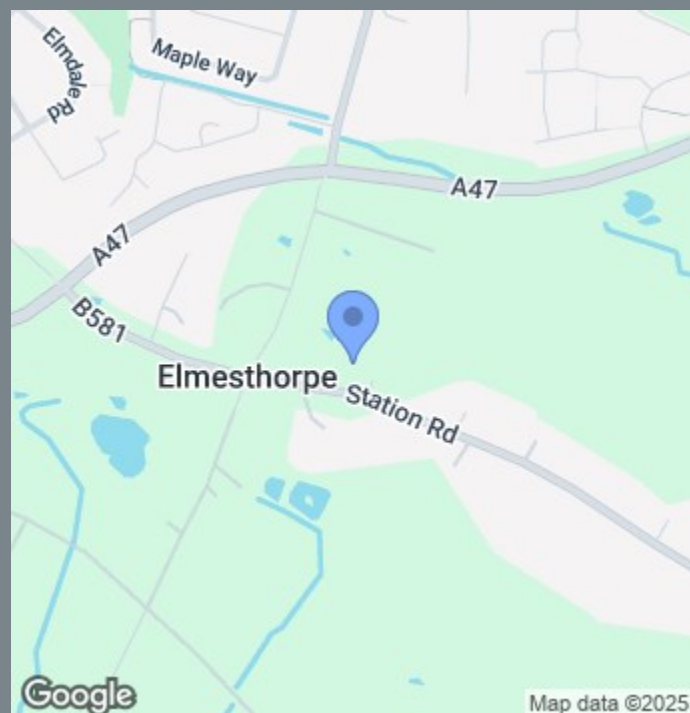


OVERVIEW

- Grade II listed cottage commissioned in 1896
- Beautiful Mature Front & Rear Gardens
- Ample Driveway & Detached Garage
- Open Plan Lounge / Diner
- Downstairs WC & Utility Room
- Three Bedrooms
- Early Viewings Highly Advised
- Council Tax band - B
- EPC Rating - D
- Freehold Property

LOCATION LOCATION....

Elmesthorpe is a charming rural village in Leicestershire, offering a blend of countryside peace and excellent local connections. The area is known for its prestigious detached homes, many commanding premium values, alongside a strong community feel rooted in its farming heritage. Residents benefit from good transport links via nearby Hinckley station and local bus routes, as well as convenient access to schools, healthcare, and everyday amenities in nearby Earl Shilton and Hinckley. With reputable dining spots like Badgers Mount, and easy access to rolling countryside, Elmesthorpe is an attractive location for families and professionals seeking a balance of rural character and modern convenience.



THE INSIDE STORY

Nestegg Properties are delighted to present this charming Grade II listed end cottage, beautifully positioned on a generous corner plot in the heart of the historic village of Elmesthorpe. Full of character and history, the home was originally commissioned in 1896 by the 2nd Earl of Lovelace, grandson of Lord Byron and designed by the renowned architect C.F.A. Voysey to capture the very essence of the quintessential English country cottage.

The property welcomes you through an entrance porch into a central hallway, leading into a spacious open-plan lounge and dining room. The lounge is a real feature of the home, with its rich oak flooring and a stunning log burner that can be enjoyed with both wood and coal—perfect for cosy evenings. The separate kitchen and dining area is equally impressive, offering a practical yet stylish space complete with a high-quality Rangemaster cooker (with 12 months' guarantee) and room for a large family table. A useful utility room and downstairs cloakroom complete the ground floor, ensuring the layout works well for both everyday living and entertaining.

Upstairs, the home continues to impress with two generous double bedrooms, both with fitted wardrobes, a well-proportioned third bedroom and a family bathroom with bath, hand wash basin, and WC. The property has also recently benefitted from a new roof, further enhancing its appeal and ensuring peace of mind for years to come.

Outside, the cottage sits within beautifully maintained mature gardens, offering plenty of space to relax or entertain. With a generous lawned frontage, off-road parking for multiple vehicles, a detached garage and a stunning private rear garden with seating areas, the outdoor setting is as appealing as the interior with the added benefit of a lovely log cabin which has electricity.

Immaculately kept throughout, this property is ideal for a professional couple or family seeking village life in a peaceful yet well-connected location.

