



Town Green Street

Rothley

- No upward chain
- Five bedroom cottage
- Beautiful period property
- Huge potential to develop further
- Good sized plot, centrally located
- Six reception areas, two kitchens
- Prime Charnwood village
- Single garage, range of outbuildings
- EPC Rating E / Council Tax Band E / Freehold

General Description

Originally two cottages dating back many centuries, this rare home hasn't been to the open market in over 46 years. Whilst it has been lovingly maintained it would require modernisation and offers huge potential to create a stunning family home nestled in the centre of this prime village with a sizable private plot and is offered with no upward chain.

Accommodation

Sitting room, family room, snug, dining room, garden room, two kitchens, utility, cloakroom, five bedrooms, family bathroom.

Outside

To the front, a walled garden which has potential to create further parking, access on both sides, one side allowing extra parking, the other a single garage. Gated access to the rear gardens, an attractive courtyard which in turn leads to the main gardens, paved to the rear with a range of outbuildings, a good sized plot fully enclosed.

Location

Rothley is a desirable village located on the edge of the Charnwood Forest nestled between Loughborough and Leicester, this family home is situated within a stone's throw from the village green, Rothley brook and cricket ground and is within easy walking distance of many shops, pubs/restaurants, coffee shops, Rothley Golf Club and historic Rothley Court hotel. The village primary school has an excellent reputation and both state and private secondary schools including the highly regarded Grammar School and Ratcliffe College are close by. The nearby A46, M1 and M69 provide excellent road links and East Midlands Airport is close by. There is an excellent rail service to London St Pancras available at Leicester.

Agents Note

Huge potential and opportunity to own and develop one of the oldest homes in Rothley.



Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure

Freehold.

Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU.
Council Tax Band E.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Money Laundering

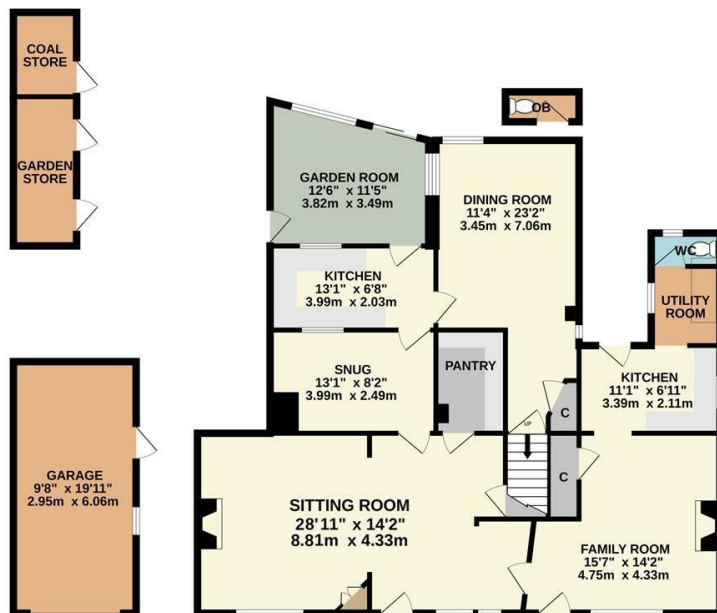
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note

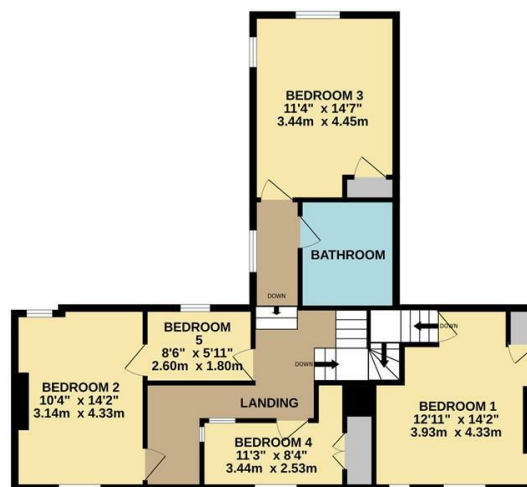
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



GROUND FLOOR
1568 sq.ft. (145.7 sq.m.) approx.

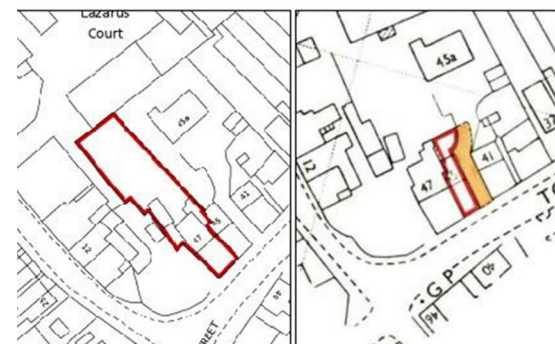


1ST FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 2400 sq.ft. (223.0 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.
Made with Metropix ©2025



The market is moving.

So can you.

Alexanders
MarketMakers.