



Long Street Belton

- Beautifully presented character property
- 19th-century Grade II listed bakehouse
- Tastefully renovated throughout
- Delightful open-plan breakfast kitchen
- Two versatile reception rooms
- Three double bedrooms
- Original bakehouse oven retained
- Private and peaceful west-facing rear garden
- EPC Rating D / Council Tax Band D / Freehold

An exceptional Grade II listed former village bakehouse, beautifully positioned in the heart of Belton, The Old Bakehouse seamlessly blends rich 19th Century heritage with stylish modern living.

Offering three generous double bedrooms, elegant reception spaces, a superb open-plan breakfast kitchen with log burner style gas stove, and a stunning refitted bathroom, this charming double-fronted home also benefits from a gated driveway leading to off-road parking, historic outbuilding with original oven, and a private, mature rear garden. A truly unique and characterful village residence.





General Description:

Welcome to The Old Bakehouse, an exceptionally well-presented Grade II listed period home, enviably positioned in the heart of the highly regarded village of Belton.

Steeped in local history, this remarkable residence originally served as the village bakehouse, with origins dating back to the 19th century. In recent years, it has been thoughtfully and sympathetically modernised, blending heritage charm with refined contemporary finishes to create a timeless yet stylish family home.

Approached via a charming streetscape, the attractive double-fronted red-brick façade creates a handsome first impression befitting its historic roots.

Accommodation:

Inside, a generously proportioned family living room welcomes you, centred around a stunning feature fireplace. Beautiful oak herringbone flooring flows through to the impressive open-plan breakfast kitchen.

The kitchen is both stylish and functional, offering shaker-style cabinetry, sleek work surfaces, and integrated appliances. A recessed hearth with a log burner style gas stove adds warmth and character. A guest cloakroom and direct access to the rear courtyard enhance practicality and indoor-outdoor living.

To the rear, a versatile reception room, ideal as a formal dining room or second sitting room, features exposed timber beams and a log burner, giving a cosy ambience, with stairs rising to the first floor.

Upstairs are three spacious double bedrooms and a beautifully refitted bathroom with a claw-foot bath, bespoke vanity unit, WC, and mosaic tiled flooring.

Gardens and land:

Externally, a gated shared driveway and courtyard provide access to the original bakehouse and one neighbouring property. The outbuilding retains the original oven beneath a traditional Swithland slate roof. The private rear garden offers block-paved parking, a patio, manicured lawns, established planting, and wisteria adorning the bakehouse façade.

Location:

Belton is a charming village in North West Leicestershire, around five miles from Loughborough, Melbourne and Ashby-de-la-Zouch. It offers a strong community feel with amenities including a primary school, village shop, doctor's surgery and the Queen's Head pub, alongside the historic St John the Baptist Church.

Surrounded by open countryside, the village provides easy access to scenic walks and Charnwood Forest. Excellent road links via the A512, A50, A42 and M1, plus nearby Loughborough train station, make it well placed for commuting to Leicester, Derby and Nottingham.

Method of Sale:

The property is offered for sale by Private Treaty.

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:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band D.



Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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
825 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.5 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		



