




MAGNOLIA COTTAGE, WYMESWOLD

ASKING PRICE: £ 575,000





A Charming Grade II Listed Cottage with Modern Twist - Set within the highly sought-after village of Wymeswold, this Grade II listed home perfectly balances period charm with modern family living. Positioned almost equidistant between the vibrant cities of Leicester and Nottingham, and just a short drive from the university town of Loughborough, it offers a unique combination of countryside tranquillity and excellent connectivity.





The living accommodation extends to approximately 1,500 square feet and is rich in character features, including exposed beams and an impressive inglenook fireplace. The entrance hall sets the tone with its warm and welcoming feel, leading to two generous reception rooms. The sitting room enjoys a triple aspect with French doors opening onto the rear patio and a striking fireplace as its focal point. Adjoining this space is a cosy library nook, ideal for reading or as a compact study. The dining room is equally impressive, large enough to serve as both a formal dining space and relaxed family area, while retaining all the charm of a historic cottage.





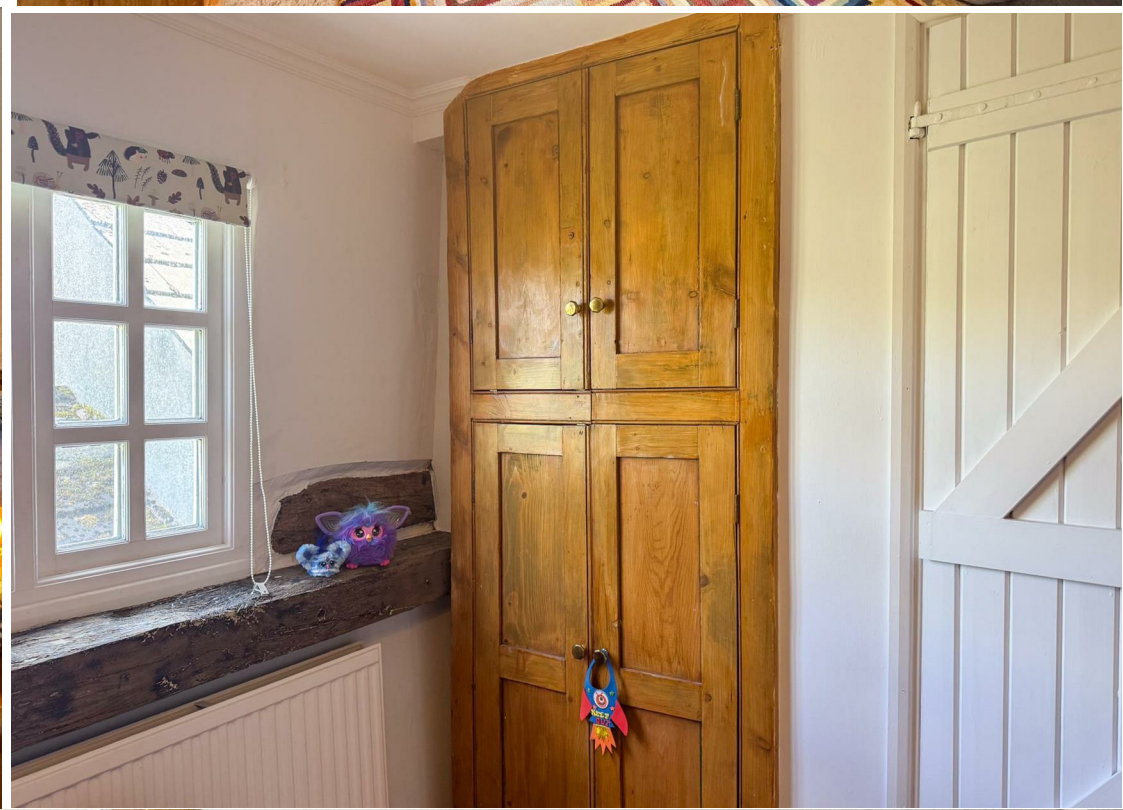


To the rear of the house lies a substantial modern addition which has transformed the home's everyday living space. The open-plan living kitchen is flooded with natural light through skylights and French doors, with a semi-vaulted ceiling adding to the sense of space. Carefully designed with a contemporary range of units and quality appliances, the kitchen area enjoys panoramic views over the raised gardens, while the adjoining snug offers the perfect spot to relax. A separate utility room and ground floor wet room provide practical convenience.





Upstairs, the split-level landing creates a welcoming reception area with beams and feature lighting. The master bedroom is a spacious dual-aspect room, full of natural light and character, while the second bedroom is another comfortable double with excellent built-in storage. The third bedroom, overlooking the rear garden, is a charming smaller double. A recently refitted bathroom completes the first floor, stylishly appointed with a large corner shower, fitted vanity storage, freestanding bath, luxury tiling and views over the gardens.















Outside, the cottage sits back from the road behind raised front gardens bordered by stone walling, with a gravel pathway and lawned frontage that reflect the home's traditional charm. To the side is a detached garage with vehicular access, which also incorporates a workshop and a section at the rear that has been cleverly converted into a home office, providing an invaluable workspace for modern living.





The south-facing rear gardens are a true delight, landscaped in a traditional cottage style with meandering pathways, raised beds and an abundance of planting that attracts butterflies in the summer months. A sheltered patio provides a perfect entertaining area close to the house, while greenhouse and shed spaces are neatly tucked away. The gardens are both beautiful and practical, with hedging, walling and fencing giving a sense of seclusion.



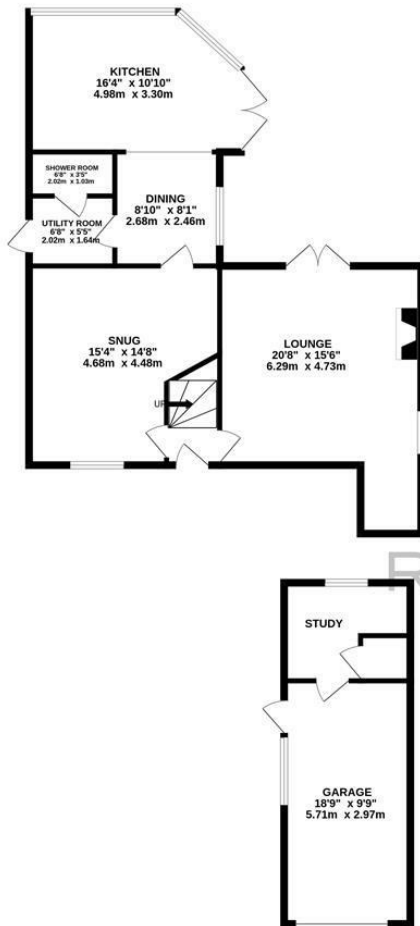
Wymeswold itself is one of the area's most sought-after villages, offering a thriving community and excellent amenities including a highly regarded primary school, pharmacy, local shop, several welcoming public houses and popular restaurants. The wider area provides superb links to Leicester, Nottingham, East Midlands Airport and the M1 motorway, while nearby Loughborough offers an excellent choice of schools, shopping and leisure facilities.



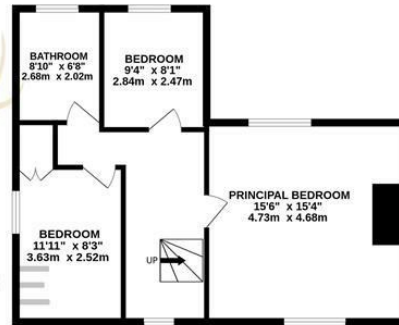
REZIDE

PLOT PLAN FOR GUIDANCE ONLY

GROUND FLOOR
1034 sq.ft. (96.1 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.

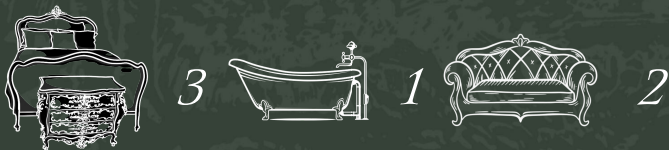


TOTAL FLOOR AREA: 1616 sq.ft. (150.1 sq.m.) approx.

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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KEY FEATURES:

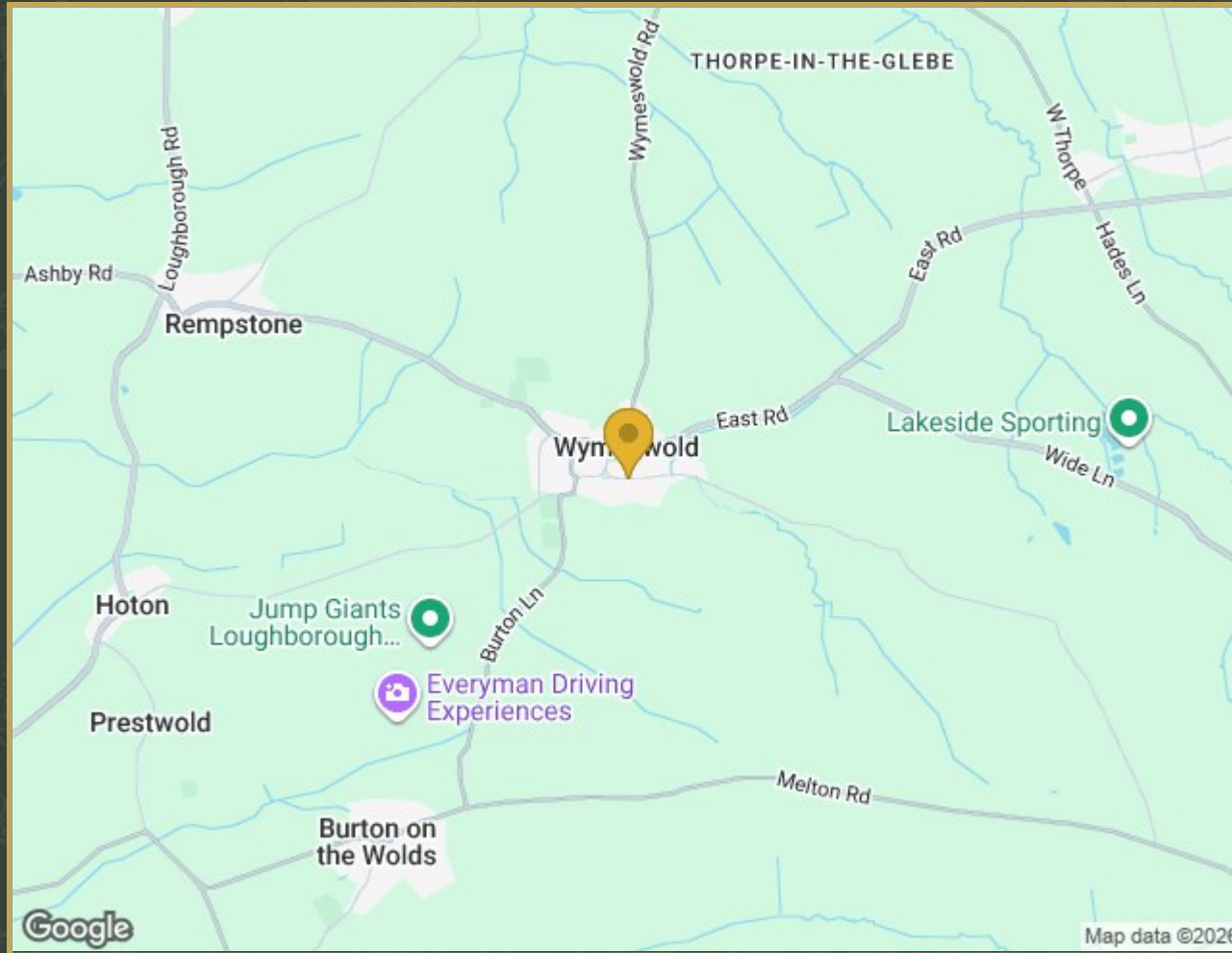
- Grade II listed cottage, Over 1,500 sq ft
- Prime Wymeswold village setting
- Two receptions with beams & inglenook
- Contemporary vaulted living kitchen
- Three bedrooms, modern shower room
- Garage with workshop & office space
- South-facing landscaped gardens
- Excellent village amenities nearby



1616.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Property Location



Magnolia Cottage, 124 Brook Street, Wymeswold, LE12 6TU