



LAKESIDE COTTAGE, KINCHLEY LANE, ROTHLEY

*GUIDE PRICE: £1,100,000*





An exceptional Grade II Listed Victorian home overlooking Swithland Reservoir, carefully reimagined to combine contemporary architectural living with one of Leicestershire's most remarkable hidden woodland settings.





Hidden quietly amongst mature woodland overlooking the historic Swithland Reservoir, Lakeside Cottage is a remarkable Grade II Listed Victorian home combining architectural contemporary living with one of Leicestershire's most atmospheric hidden settings.

Carefully redesigned and extended, the property now offers a beautifully balanced environment where original character and period detailing sit comfortably alongside calm contemporary interiors and expansive glazing framing the surrounding landscape.

At the heart of the home sits an exceptional open-plan kitchen, dining and living space designed around connection, entertaining and everyday family life, whilst a series of additional reception areas provide flexibility for quieter retreat, home working and relaxation.

The principal suite occupies one of the home's most privileged positions with elevated woodland views, bespoke fitted dressing space and a luxurious bathroom creating a calm and immersive private retreat.







Outside, the landscaped gardens unfold gradually around the house through terraces, lawns and sheltered seating areas, all carefully orientated toward the surrounding woodland and reservoir beyond. A detached garage with self-contained annex accommodation provides further flexibility for guests, extended family living or additional lifestyle use.

Constructed between 1894 and 1896, Swithland Reservoir remains one of Leicestershire's most remarkable hidden landscapes, renowned for its woodland surroundings, wildlife and remarkable sense of peace and seclusion.

Despite its secluded atmosphere, Lakeside Cottage remains exceptionally well positioned within easy reach of Rothley village, Charnwood Forest, Leicester and Loughborough.

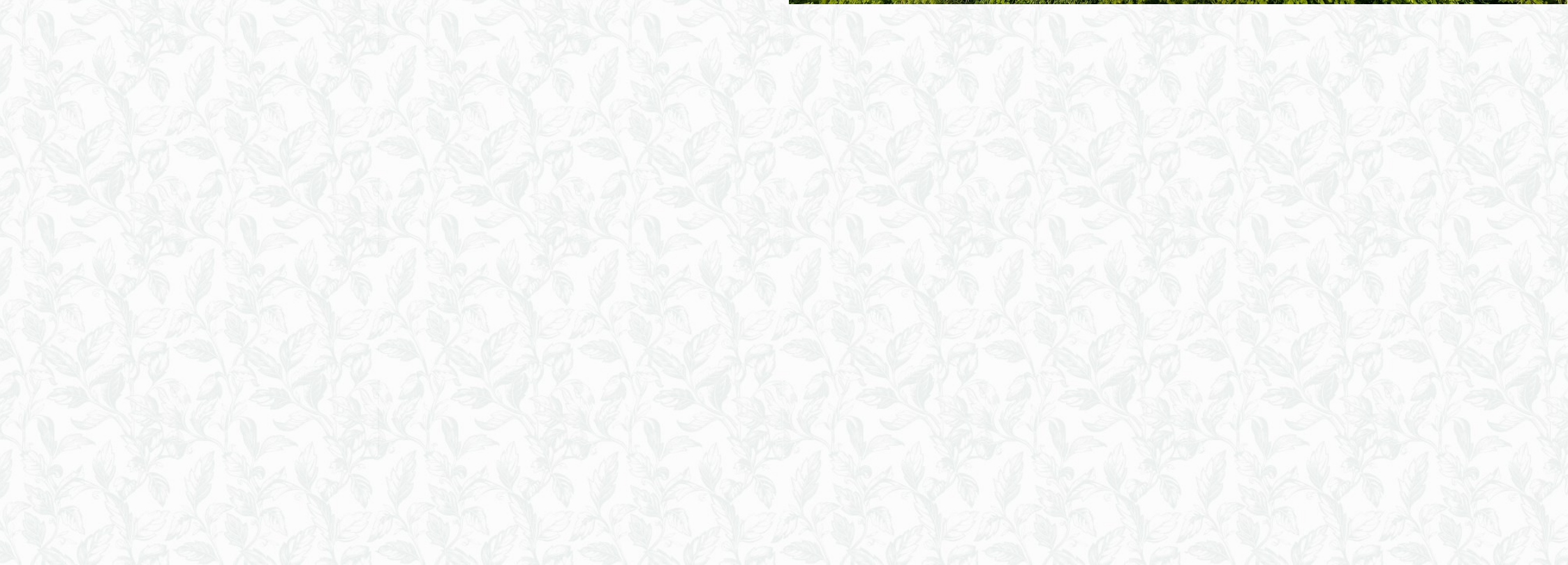




A rare opportunity to acquire a home defined as much by atmosphere, landscape and setting as it is by architecture itself.







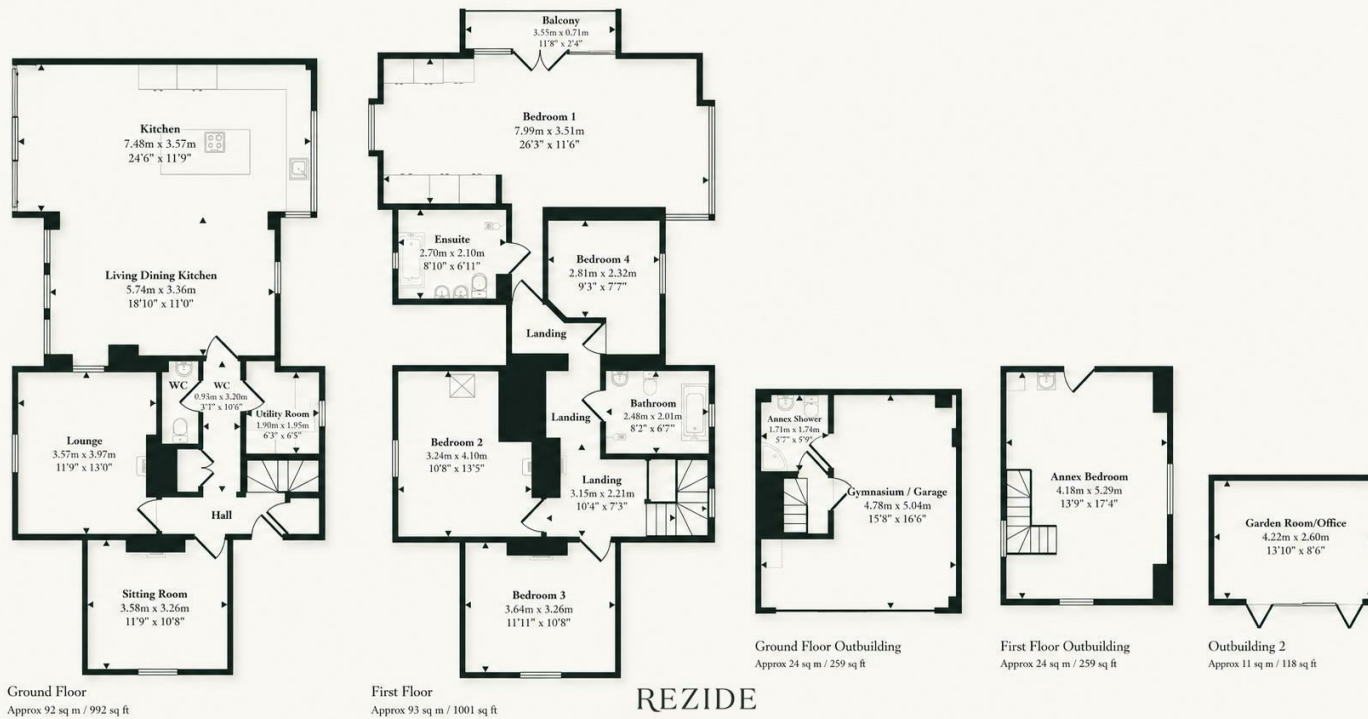
# Key Features:

- Grade II Listed Victorian home overlooking Swithland Reservoir
- Architecturally redesigned and extended contemporary living spaces
- Four double bedrooms including exceptional principal suite
- Expansive open-plan kitchen, dining and living space
- Detached garage with self-contained annex accommodation
- Landscaped private grounds immersed within mature woodland
- Exceptional terrace, entertaining and outdoor lifestyle spaces
- Positioned within one of Charnwood Forest's most remarkable hidden settings
- Easy access to Rothley village, Leicester and Loughborough
- A rare combination of landscape, architecture and countryside living



# REZIDE

Approx Gross Internal Area  
242 sq m / 2607 sq ft



REZIDE



4



3



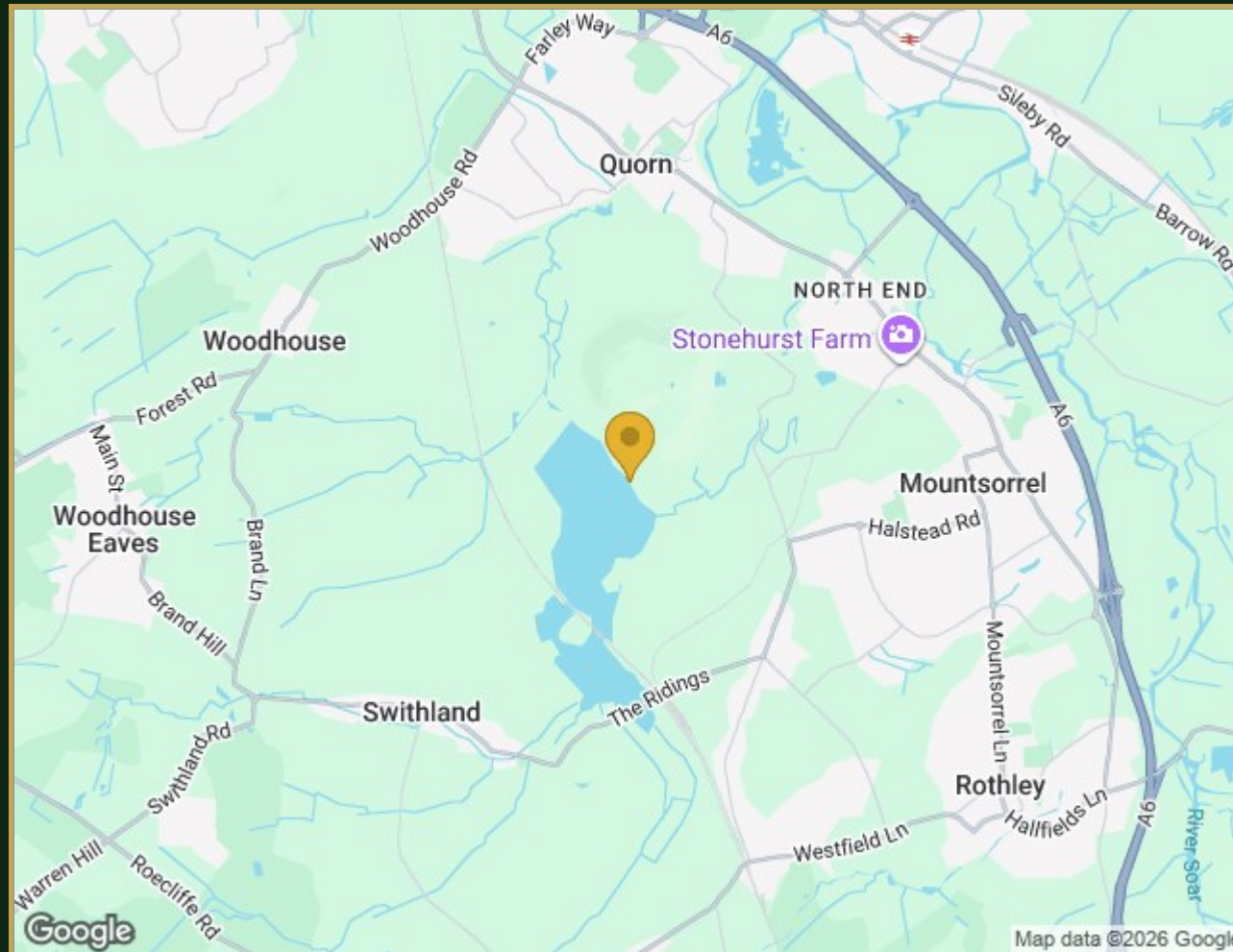
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2607.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(B2 plus) <b>A</b>		
(81-91) <b>B</b>			(B1-91) <b>B</b>		
(69-80) <b>C</b>			(B0-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Property Location



Lakeside cottage Kinchley Lane, Rothley, Leicester, LE7 7SB