



# 9 Church Street

Wymeswold, Loughborough, LE12 6TX

## Offers In The Region Of £375,000

Nestled along the highly regarded Church Street in the heart of Wymeswold, this exquisite three-bedroom country cottage offers an outstanding opportunity to acquire a characterful period home in one of Charnwood's most sought-after village settings.

Thought to date back to the 18th century, the property is a fine example of the timeless charm and architectural heritage typical of the region. Tucked discreetly within the historic core of the village, this quintessential English cottage boasts an abundance of original features, with an inviting blend of rustic elegance and practical living space. It sits just a short stroll from the village's excellent amenities, including a well-stocked local shop, a primary school, and three renowned public houses — most notably the Hammer & Pincers, a Michelin Guide favourite offering award-winning dining right on your doorstep.

The accommodation is well-balanced and full of character, comprising, in brief: a welcoming lounge with feature fireplace, a formal dining room ideal for entertaining, and a cottage-style kitchen complete with a walk-in pantry and adjoining rear hallway/boot room — perfect for countryside living. Upstairs, the property continues to impress with a striking principal bedroom benefitting from double-height ceilings and exposed timbers, alongside two further

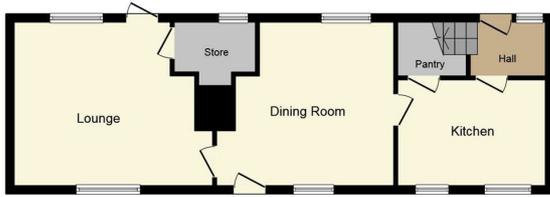
- THREE BEDROOMS
- CHARMING COTTAGE
- TWO RECEPTION ROOMS
- PLEASING AND MATURE REAR GARDEN
- VILLAGE LOCATION
- ESTEEMED CHARNWOOD LOCATION
- AMENITIES CLOSE BY
- COUNCIL TAX BAND E

### Viewing

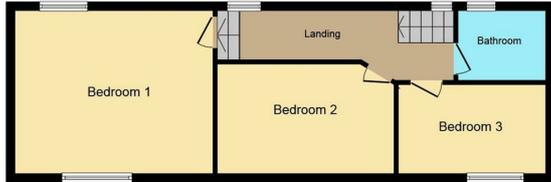
Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan



**Ground Floor**



**First Floor**

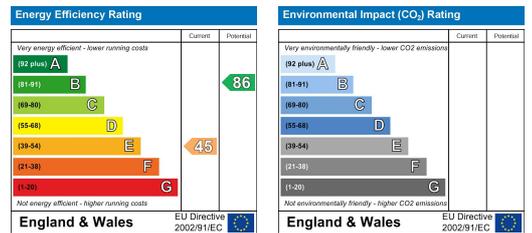
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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# Area Map



# Energy Efficiency Graph



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