FRYERS COTTAGE, WATLING STREET,
ASKING PRICE £280,000

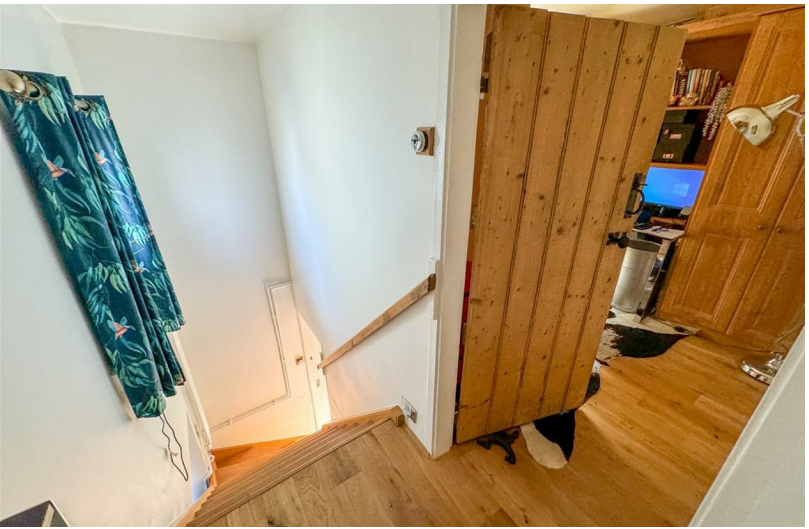
Fryers Cottage is a charming Grade II listed property nestled at the foot of Mountsorrel's iconic Castle Mount and adjacent to the historic Buttermarket, right in the heart of the village. With its striking granite frontage and traditional Swithland slate roof, this cottage embodies the timeless character of a classic Charnwood home. Fully renovated to an exceptional standard, the property offers a beautifully neutral finish that seamlessly blends its original charm with contemporary fixtures and fittings. Retaining many stunning period features, this Grade II listed home could be the character cottage you've been dreaming of.

The first thing you'll notice about this charming property is the striking solid wood front door, finished in sleek gloss black with modern chrome fittings, offering a stylish welcome. Step into a convenient porch area, perfect for hanging coats and storing shoes, before continuing through to the stunning kitchen. Completely modernised, the kitchen features luxury vinyl tile flooring, elegant light grey handleless units, and a thick solid wood work surface. A Belfast sink with a modern chrome mixer tap adds both functionality and style, while a contemporary glass breakfast bar and modern overhead lighting create a cozy and functional space, ideal for casual dining or morning coffee. There’s space for both a washing machine and tumble dryer, along with a spacious pantry cupboard and a window and glass door providing lovely

views of the beautiful rear garden. The lounge and dining area boasts character with solid wood floors and exposed beams. A cozy brick fireplace with a roaring log burner makes this space perfect for relaxing, while wooden shutters provide privacy for the two front-facing windows.

Upstairs, a wide oak staircase leads to the landing, where you'll find the versatile second bedroom. Currently set up as an office/spare bedroom, this room offers plenty of storage with fitted wardrobes, cupboards, and a built-in desk

Growing
UP

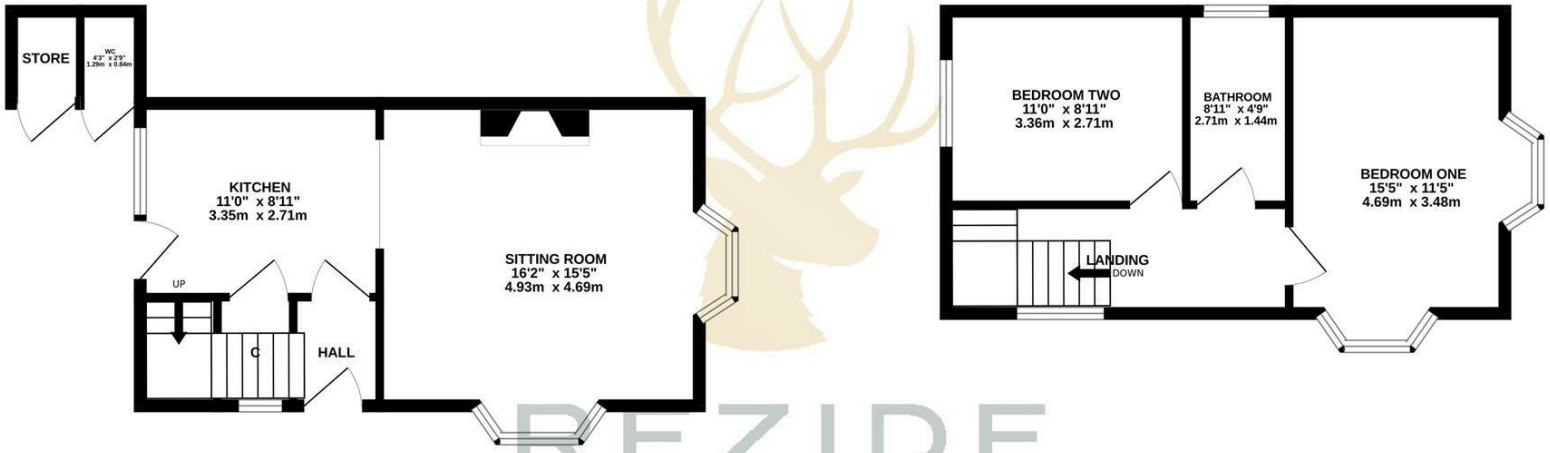


area, all complemented by a traditional column radiator and a garden-facing window. Adjacent is a modernised shower room featuring a luxurious walk-in shower with a rainfall showerhead, a sleek grey floating vanity unit with additional storage, and fully tiled floors and walls. The master bedroom is a true retreat with beautiful exposed stone walls, dual-aspect windows offering stunning views of the Butter Market, and an abundance of storage, including three double wardrobes and overhead cupboards.

Outside, the property boasts a stunning tiered garden that feels like a private oasis. Various seating areas invite relaxation, while plenty of storage is available, including a shed and two brick-built storage cupboards, one of which houses an outdoor toilet. The garden is incredibly private, surrounded by mature trees and shrubs, with a timber and glass home office that offers a perfect space for work or reflection. A sun trap by day, this tranquil garden feels like a personal retreat, with rear gate leading out to the side of the property. Situated in the heart of Mountsorrel, next to the picturesque Butter Market, the home is just a short walk from village amenities, including supermarkets, a local butcher, and the village's renowned Michelin-star restaurant. Plus, you're only minutes away from scenic countryside walks along the River Soar.

GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.

1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.




REZIDE
GROUP

TOTAL FLOOR AREA : 754 sq.ft. (70.1 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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