



Main Street, Eastwell

Nestled in the charming village of Eastwell, a deceptively spacious stone-built cottage. The property enjoys countryside views, a generous garden, and an abundance of original features throughout.



FEATURES

- Characterful stone-built cottage
- Brick fireplace with log burner
- Exposed stone walls and wooden beams
- Large rear garden with vegetable plots and countryside views
- Four bedrooms, including a converted attic room
- Private driveway for off-road parking
- Grade II Listed



ACCOMMODATION

The ground floor accommodation comprises a welcoming porch, leading into a light-filled kitchen/diner complete with exposed stone walls and original timber beams, giving a real sense of warmth and charm. The cosy lounge benefits from a brick fireplace with log burner, perfect for relaxing evenings, while a modern downstairs shower room and a small conservatory complete this level.



To the first floor are three comfortable bedrooms, alongside a contemporary family bathroom. The top floor attic has been converted to create a spacious fourth bedroom, complete with a separate attic room offering potential for a dressing area, study or further storage.



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EXTERNAL

Externally, the property sits on a generous plot with a large rear garden, vegetable plots, and a substantial wooden garage. The property also benefits from a private driveway and enjoys uninterrupted open countryside views to the rear. This beautifully presented home is ideal for those seeking a peaceful rural setting without compromising on access to nearby towns and amenities.



Eastwell is a charming and peaceful village nestled in the Leicestershire countryside, just a short drive from Melton Mowbray. Surrounded by rolling fields and scenic walks, it offers the best of rural living while still being conveniently located for access to nearby market towns, road links, and local amenities.



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Attic Room

Attic/Bedroom 4
26'0" x 17'0"
(7.92m x 5.18m)

Shower Room
5'6" x 4'4"
(1.68m x 1.33m)

Conservatory
8'1" x 4'8"
(2.46m x 1.41m)

Lounge
14'6" x 12'1"
(4.42m x 3.69m)

Kitchen/Diner
18'4" x 13'1"
(5.58m x 3.99m)

Porch

Ground Floor
Approximate Floor Area
549 sq. ft.
(51.00 sq. m)

The floor plan shows a rectangular layout. At the top left is **Bedroom 3** (13'0" x 8'3" / 3.95m x 2.51m). To its right is the **Bathroom** (7'5" x 6'4" / 2.27m x 1.93m). Below Bedroom 3 is **Bedroom 1** (13'2" x 8'11" / 4.01m x 2.73m). To the right of Bedroom 1 and below the Bathroom is **Bedroom 2** (13'1" x 8'11" / 3.98m x 2.73m). A central **Landing** area provides access to all rooms. A staircase is located in the top right corner, and a door is visible on the right wall of the landing.

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

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