



Broombriggs Cottage

Woodhouse Eaves

3 Bed Semi-Detached Cottage • LE12 8SP • £1,300 pcm • £1,500 Deposit



Broombriggs Cottage, Woodhouse Eaves

A newly renovated 18th-century cottage of brick, stone, and slate. Set in an idyllic and private country setting, framed by beautiful mature gardens. The property is deceptively modern but retains many fantastic traditional features.

Kitchen 3.7m (12'2) x 1.7m (5'7)

A modern and practical kitchen with integrated appliances and views of the garden.

Dining Room 3.9m (12'10) x 2.7m (8'10)

Open plan to the kitchen, this room has a working log burner and the exposed beams.

Living room 4.1m (13'5) x 3.9m (12'10)

Centrally located on the ground floor this large room has a beautiful inglenook fireplace with a working log burner. Exposed brick and beams hint at the building's age.

Bedroom/Study 4.3m (14'1) x 4.1m (13'5)

Situated on the ground floor, this room has dual aspect views of the garden, a traditional cottage door, and smart spotlights. This room provides access to both the utility, and downstairs toilet.

Master bedroom 4.4m (14'5) x 3.9m (12'10)

Situated on the first floor and spanning its full width, this large bedroom has dual aspect views of the garden, a traditional cottage door, and smart spotlights.

Bedroom Two 3.6m (11'10) x 3.3m (10'10)

Situated on the first floor this room has smart spotlights, a traditional cottage door, and views of the garden.

Bathroom 4.3m (14'1) x 1.7m (5'7)

A large four piece bathroom with wood panelling and exposed beams; traditional and warm.

Garden

Beautiful mature gardens with patio, two sheds and a greenhouse. A gardener is available at an additional charge should you need one.

Parking

Parking available along the drive.

Heating

Electric heating.

Glazing

Traditional, timber-framed double glazing.

Energy Performance

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.



Dining area through to kitchen



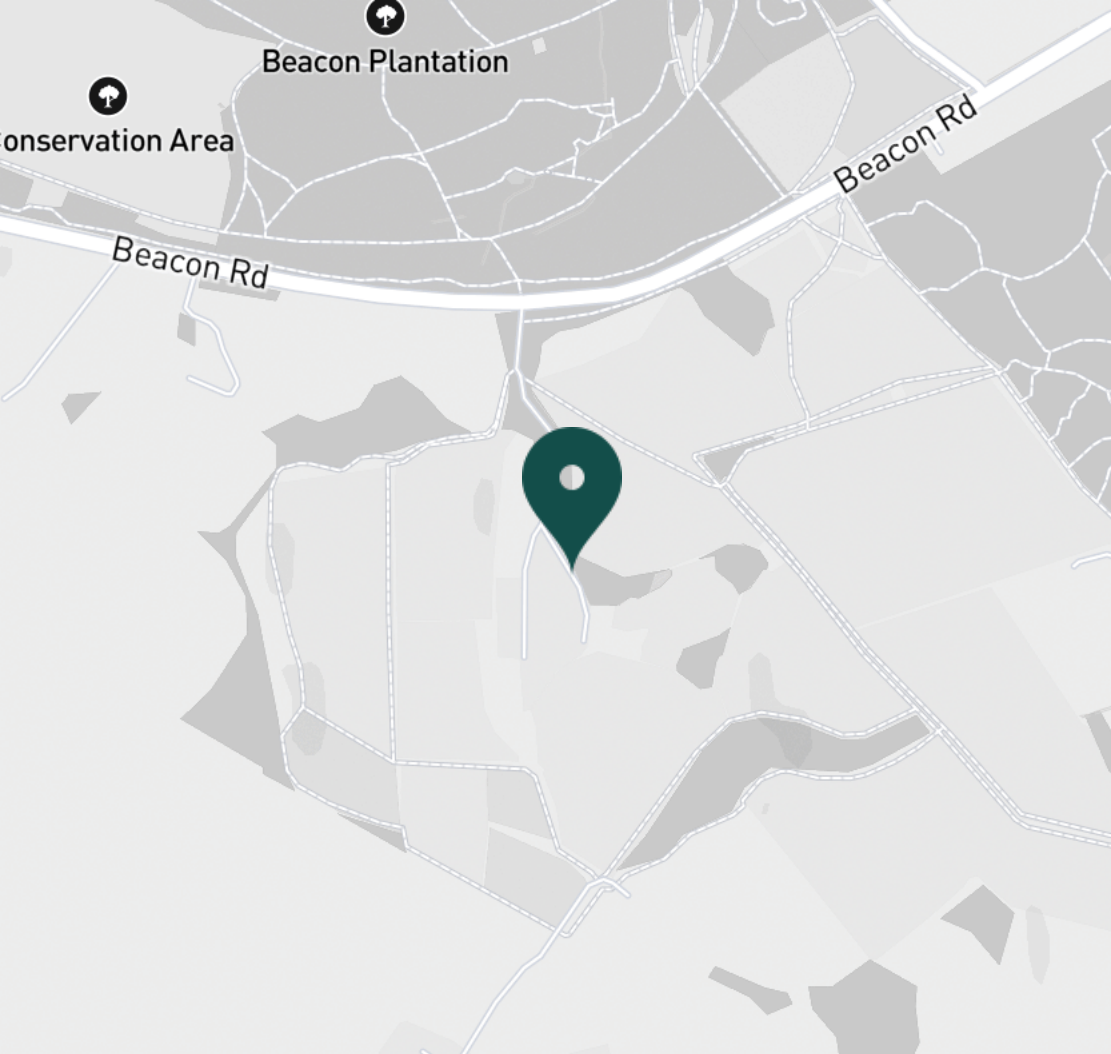
Kitchen



Kitchen



Dining area through to kitchen



SUPERMARKETS

Co-op Food Quorn	3.3 mi
Co-op Food Barrow Upon Soar	4.6 mi
Tesco Extra Loughborough	4.7 mi
Co-op Food Knightthorpe Rd	5.2 mi
Tesco Superstore Loughborough	5.5 mi

GYMS

Rosemary Conley Fitness Club	3.2 mi
Quorn Grange Hotel	4.0 mi
Holywell Fitness Centre	4.4 mi
Burleigh Springs Leisure Club	4.5 mi
NPC Performance Centre	4.9 mi

TRAIN STATIONS

Barrow upon Soar	4.8 mi
Loughborough	5.7 mi
Sileby	7.2 mi
Syston	12.1 mi
South Wigston	12.4 mi

NURSERY SCHOOLS

Woodhouse Day Nursery	1.3 mi
Nanpantan Nursery School	2.9 mi
Quorn Nursery School	3.4 mi
Radmoor Nursery	3.5 mi
Radmoor Nursery	3.5 mi

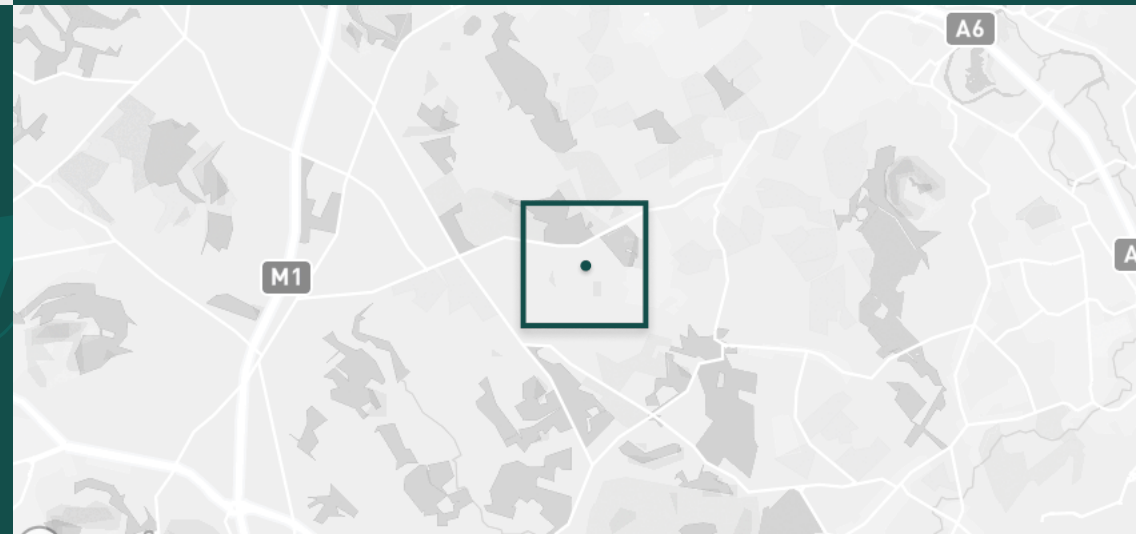
PRIMARY SCHOOLS

St Bartholomew's CE PS	3.2 mi
Newtown Linford PS	3.7 mi
St Leonard's CE PS	3.7 mi
Holywell PS	3.7 mi
Booth Wood PS	4.4 mi

HIGH SCHOOLS

Rawlins Academy	3.4 mi
Ashmount Sch	4.7 mi
Woodbrook Vale	4.7 mi
De Lisle Catholic Science C	4.7 mi
Loughborough Grammar Sch	4.8 mi

Discover
Woodhouse Eaves



- ✓ Idyllic cottage
- ✓ Rural setting
- ✓ Renovated throughout
- ✓ Modern Kitchen
- ✓ Beautiful gardens
- ✓ Alarm system





Living room



Living room



Living room



Living room



Utility Room



Downstairs Toilet



Bedroom/study



Bedroom/study



Bedroom/study



Bedroom/study



Master bedroom



Master bedroom



Master bedroom



Bedroom Two



Bedroom Two



Bedroom Two



Bathroom



Bathroom



Bathroom



Garden path



Garden



Gated driveway (shared)



Arch



Garden



Yard



Broombriggs Cottage



Views



Drive Entrance

Available
From 03/12/2025

Comes
Unfurnished

Bedrooms
3

Receptions
2

Bathrooms
1

Parking
Off road

Postcode
LE12 8SP

Rent
£1,300 pcm

Deposit
£1,500

EPC
53 | E

Council Tax Band
E

ID
#5720

Updated
24/10/2025



Have a property like this? Let's work together.

Design and marketing are at the heart of our approach. With most people now looking for property online, we can get our clients' properties in front of as many people as the most prominent national agents. Where we differ is in the quality of our work. We create stunning digital particulars that highlight the individual attributes of every property we market, with videos and floor plans as standard.



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