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your property experts







# The Retreat

Lower Holme, Main Street, Zouch

- Outstanding detached waterside property
- Exceptional views over the river and open countryside beyond
- Beautifully landscaped grounds with wrap-around gardens
- Rebuilt and engineered to an exacting standard
- State-of-the-art design sympathetic to its surroundings
- Two double bedrooms and a four-piece family bathroom
- Contemporary 'open-plan' living space leading to a glazed balcony
- Lovely walks, a local marina and a boat club

## General Description

An outstanding and unique modern home designed and built as a complete one-off with a river frontage and fishing/mooring rights. The property has been engineered to an exacting standard and is raised on piles to give exceptional views and ensure that the property is not compromised by periods of high water. Designed and constructed on behalf of the current sellers, the property offers a rare opportunity to acquire an exceptional, interesting, and superb quality waterside property ideally located in the Midlands, which has fantastic motorway, rail, and air links across the country and Europe.









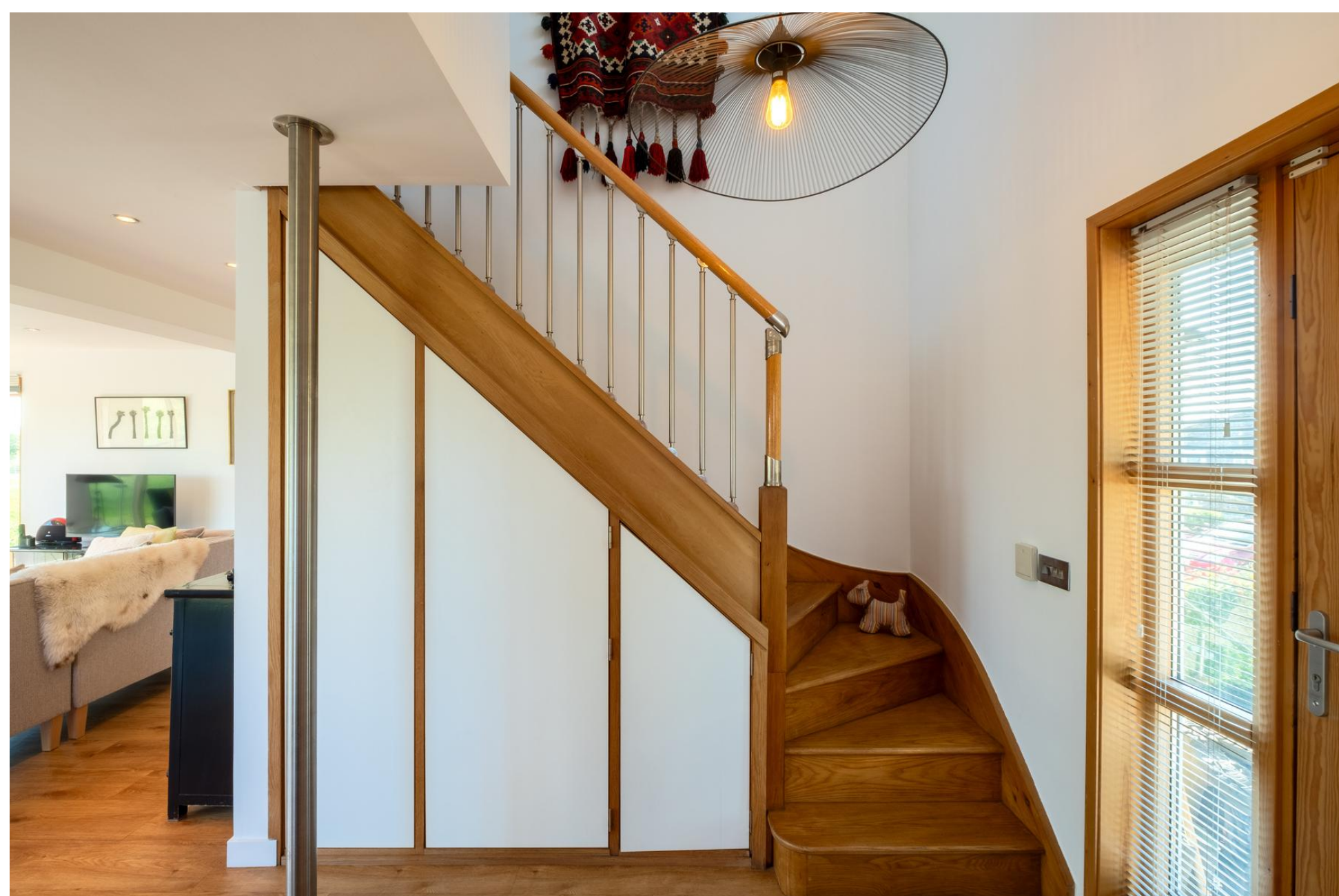


## The Property

The property is designed around its outlook across the river and the open countryside beyond. Finished to an exceptional and exacting standard and elevated on piles above ground level, expect to find beautiful open-plan interiors. The accommodation is spread over two floors and extends to approximately 1,200 square feet.

There are two double bedrooms, a large four-piece family bathroom, and the most impressive zoned open-plan living area with unspoilt views to the rear. Featuring an entrance hall area, dining and living spaces, and a high-specification fully-fitted kitchen, the living space is unique and contemporary. Additionally, there is a useful utility room/WC off the hall. The property has been carefully designed and offers plentiful storage throughout.

Of note are the open balcony terraces to the rear. Upstairs, a glazed terrace opens from the main bedroom. To the ground floor, there is a generous wrap-around deck from where the main living space opens to create rarely available 'inside out' living with a dramatic and stunning backdrop.











## The Outside

Set as one of a small number of properties on an island between two arms of the River Soar, and originally forming a small development of timber weekend retreat lodges, the property occupies a large plot and was completely redesigned, engineered and rebuilt by the current seller around 15 years ago. Beautifully landscaped, the grounds include a gravel-laid private driveway, and formal wrap-around gardens with mature lawns, borders and evergreen structure. There is also a substantial insulated summer house to the rear left corner.

## The Location

Zouch is a small village settlement in beautiful surroundings. Set on the River Soar, the village benefits from lovely walks, a local marina and a boat club. Loughborough town centre is 3 miles away, with a full range of amenities, a train station with direct line to London St Pancras, and the highly regarded Loughborough University. East Midlands airport is also 6 miles by car, and the cities of Nottingham, Derby, Leicester and Birmingham are all situated within 45 minutes via the M1 motorway connection, just 2 miles away.











## Property Information

EPC Rating: E.

Tenure: Freehold. Council Tax Band: A.

Local Authority: Rushcliffe Borough Council.

## Services

Air source heating. Mains electricity. Mains drainage.

## Agents Note

There is a management fee of approximately £50 per annum towards the bridge maintenance. The new owner will need to purchase a share in the island committee.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

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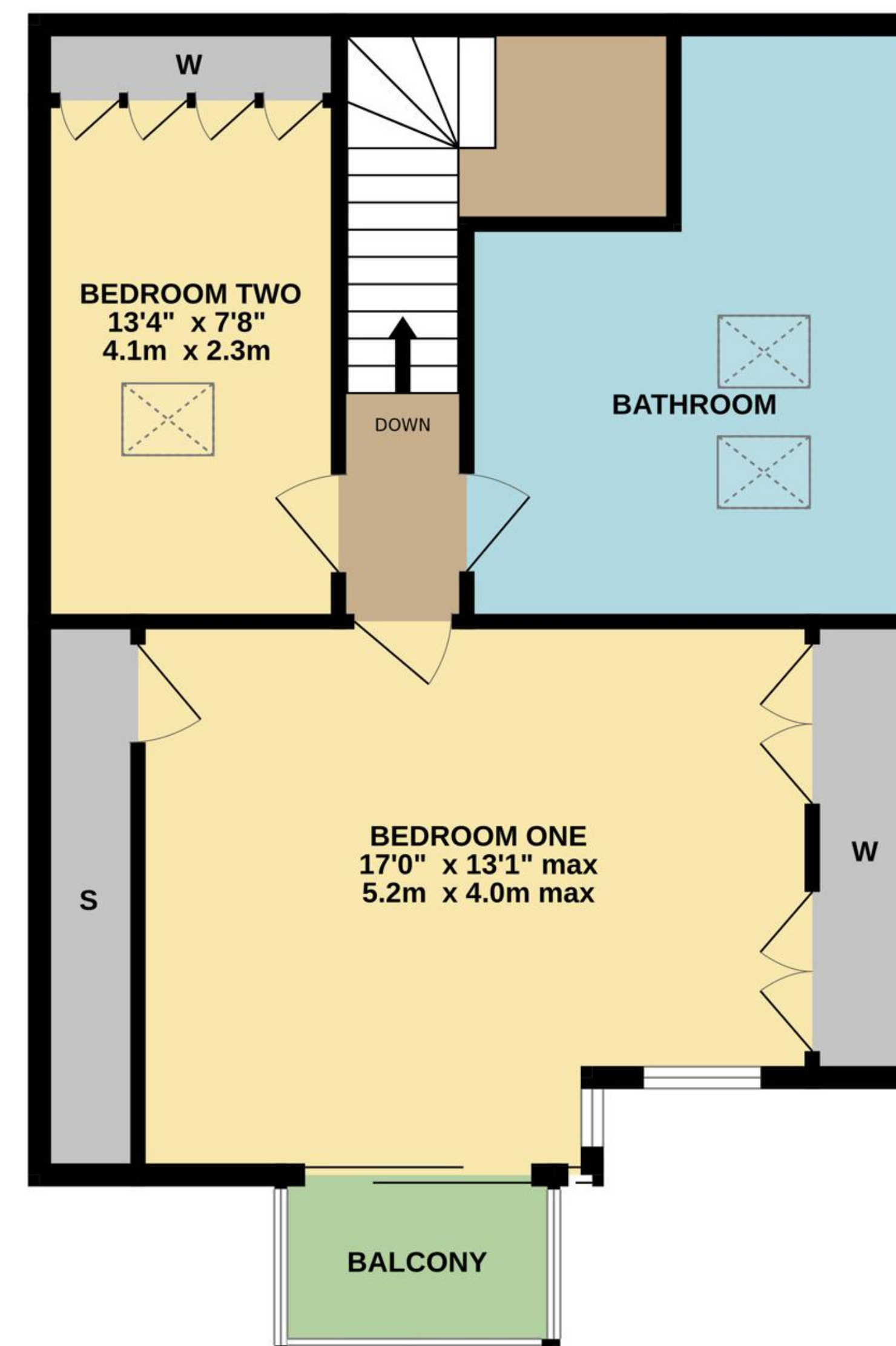
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TOTAL FLOOR AREA : 1280 sq.ft. (119.0 sq.m.) approx.

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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