

Main Street

Rempstone, Loughborough, LE12 6RH

John 
German





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£450,000

A unique opportunity to acquire a beautiful, thatched character home, situated in one of the most popular village locations in the Leicestershire area. "The Cottage" has been documented as early as 1640 and maintains a wealth of original features which must be seen to be appreciated.



The current owners have reconfigured part of the ground floor to provide well thought out living spaces, both a new kitchen and bathroom have been installed and a utility room created to make the most of the building's footprint.

The accommodation is highly versatile, consisting of three bedrooms, shower room, family bathroom, lounge, dining/sitting room, kitchen and a further reception room.

Externally, there is an incredibly private rear garden, large driveway which provides ample parking and double garage.

This property would make an ideal purchase for professional couples, small families or those wishing to downsize.

Rempstone is a wonderful village with a great sense of community and provides excellent commuter routes to the M1, A6 and A46 and is also served by regular public transport to Loughborough and Nottingham.

The village is well located for access to a range of larger conurbations which provide amenities such as schools, shops, supermarkets, pubs, restaurants and leisure facilities.

Owners' Comments:

"It has been a joy to live in The Cottage and we'll be sorry to leave it. With a special place in the heart of the village, it's a historic and peaceful home that's made our time here very special. Beyond the beauty of the house and its private garden, the friendliness of our village has been the icing on the cake. Rempstone is a place where neighbours know each other by name and community spirit thrives. We hope that the next owners of The Cottage enjoy its charm, flexibility and comfort as much as we have done."

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Grade II Listed. Thatched Roof – Renewed in November 2022

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA01072024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1404.87 ft²
130.52 m²

Reduced headroom

68.35 ft²
6.35 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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