



2 Bed Cottage - Terraced

1 Meynell Mews Main
Street

Breedon-On-The-Hill
Derby

DE72 8HT

£1,450 Per Calendar Month

Fletcher
& Company

1 Meynell Mews Main Street Derby DE73 8JU



- Available Immediately - Rent Includes Council Tax
- Available Fully, Part Or Un-Furnished
- Two Double Bedrooms Two En-Suites
- Open Plan Kitchen Diner
- Available With All Kitchen Crockery
- See Video Tour & Floor Plan
- Stunning & Cosy Feeling
- Parking
- Superb Location In The Village Of Breedon-On-The-Hill
- Available Short, Or Long Term

Available Immediately & Offered Fully, Part or Unfurnished - Meynell Mews offers an exceptional opportunity to rent a distinguished Grade II Listed cottage forming part of an exclusive development of three townhouse-style residences. Set within a quiet and secluded courtyard in the heart of the countryside, the property provides an attractive balance of heritage character and modern accommodation.

Originally part of a former stable block, the property has been renovated and finished to a high standard throughout. Accommodation includes a well-appointed kitchen, ground floor WC, contemporary bathroom facilities, and comfortable living areas, all presented with quality furnishings and a high level of specification.

The property occupies a desirable position between the market towns of Melbourne and Ashby-de-la-Zouch, and is ideally placed for access to local amenities and transport links. The M1 and M42 are approximately a 15-minute drive away, and East Midlands Airport is located just 5 miles from the property.

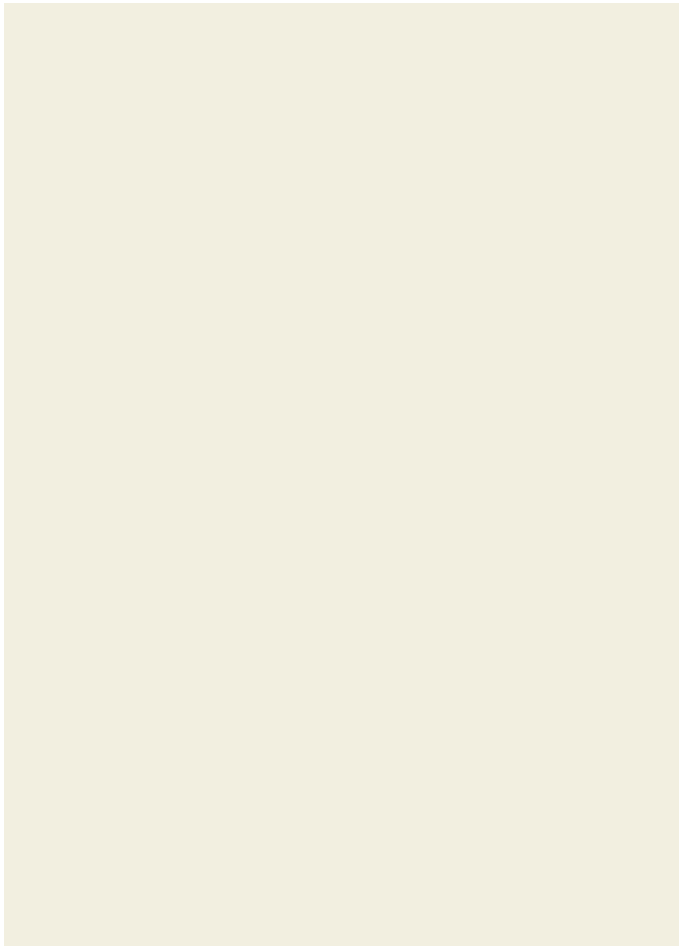
Location

The cottage is surrounded by open countryside and lies within easy reach of National Trust properties and a wide range of leisure pursuits, including walking, cycling, fishing, and sailing. Two highly regarded public houses are situated within a short walk. Local maps and information are provided for the tenant's convenience.

Key Features

Grade II Listed, beautifully converted cottage

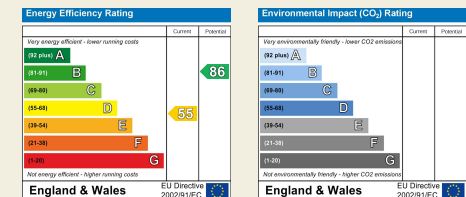




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Approximate total area^m
977 ft²
90.7 m²
Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom:
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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