



Pear Tree Cottage, Colston Bassett



Bedrooms: 4 Bathrooms: 2

Receptions: 2

Immaculately presented and extensively refurbished country home offering stylish, high-quality accommodation, secure gated grounds and exceptional garaging, all set within one of the Vale of Belvoir's most desirable villages.

- NO CHAIN
- Recently refurbished and extended
- Hand-built living kitchen
- Principal suite with dressing area and en-suite
- Sitting room and snug
- Home office area
- Utility/boot room
- Secure gated driveway parking
- Garaging for multiple vehicles
- Three further bedrooms





Immaculately presented following a recent no-expense-spared refurbishment and extension, Pear Tree Cottage offers high-quality country home living in a very manageable, lock-up-and-leave way.

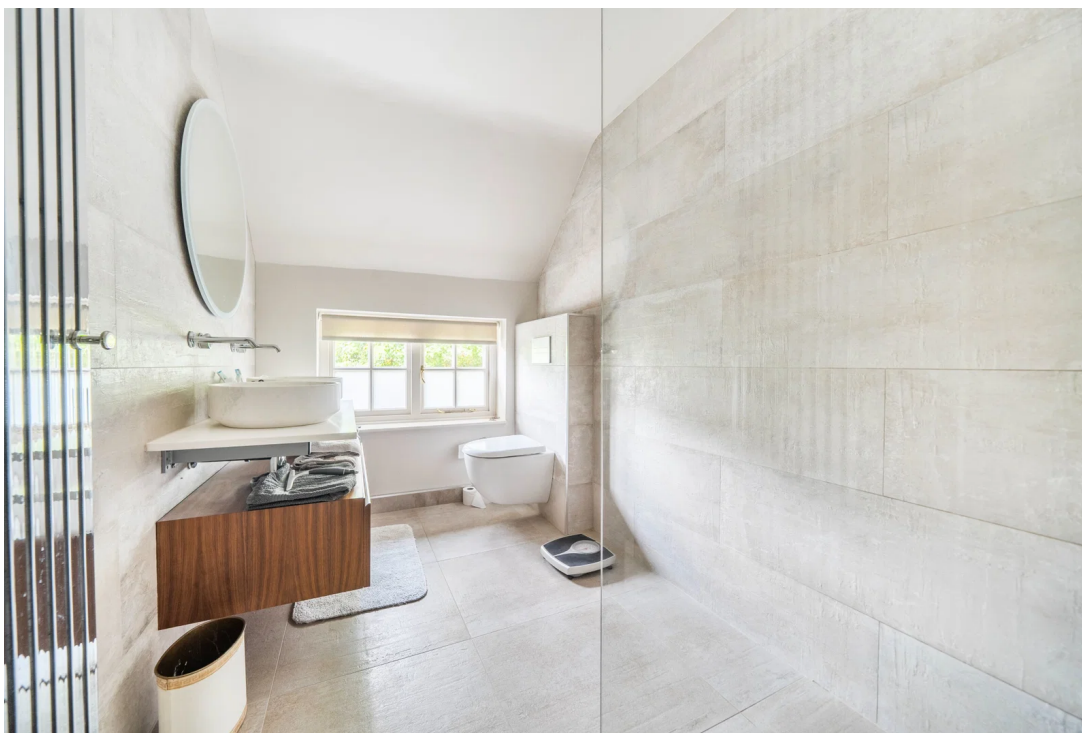
With its walled, good-sized gardens, gated secure driveway and excellent layout for both everyday living and entertaining, the property includes a large recently completed hand-built kitchen with a substantial centre island, living area and French doors opening to the rear courtyard. There is also a utility/boot room, cloakroom, snug with office area off, and a large sitting room with doors to the garden.

The principal bedroom suite offers both a dressing area and a large, high-quality en-suite, with three further bedrooms and a family bathroom.

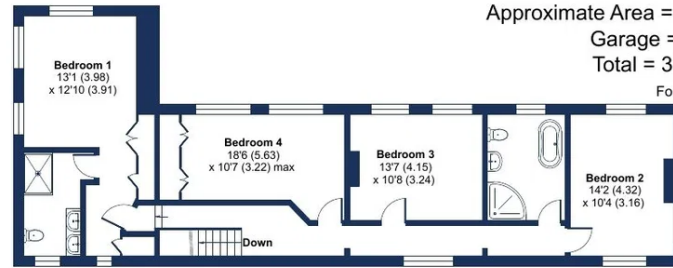
Externally, the property benefits from rebuilt, high-quality man cave-style outbuildings with double-depth garaging, allowing for a car collection of approximately 6-8 cars, subject to size, with electrically operated doors (The garaging has been purposely designed so as not to be obvious from the driveway).

The property was only recently purchased with the intention of being a forever home, which is clearly reflected in the standard of finish throughout.

Sold with NO CHAIN, this is a rare opportunity to purchase in this highly desirable village, with excellent access to Nottingham, the A46 and M1, as well as being a short distance across the Vale to fast mainline trains to London in under an hour. The property is also just a short walk (and perhaps a waddle back) from the renowned Martin's Arms, one of the Vale of Belvoir's award-winning gastro pubs.

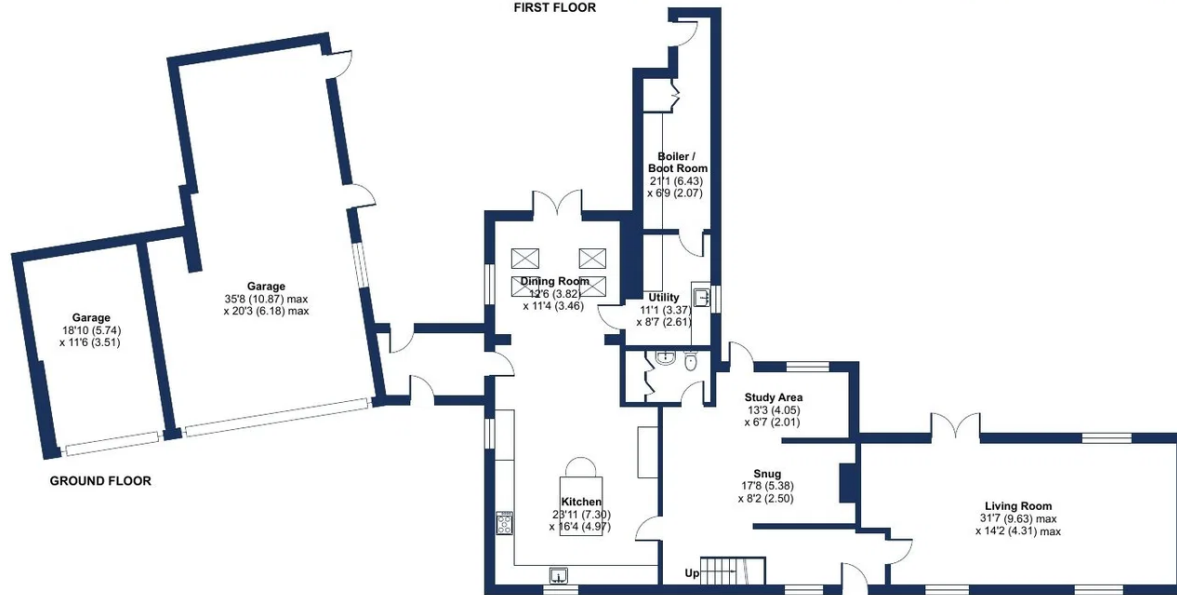


Pear Tree Cottage, Church Gate, Colston Bassett, Nottingham, NG12



Approximate Area = 2756 sq ft / 256 sq m
 Garage = 844 sq ft / 78.4 sq m
 Total = 3600 sq ft / 334.4 sq m
 For identification only - Not to scale

FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Moores Estate Agents. REF: 1470035



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office@mooresestateagents.com
 www.countryequestrianhomes.com