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2 Bed Cottage - Terraced

2 Meynell Mews Main  
Street

Breedon-On-The-Hill  
Derby

DE72 9HT

£1,200 Per Calendar Month

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Fletcher  
& Company



## 2 Meynell Mews Main Street Derby DE73 8JU



- Available Immediately • Available Fully, Part Or Un-Furnished • Two Double Bedrooms Two En-Suites • Open Plan Kitchen Diner • Available With All Kitchen Crockery • See 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

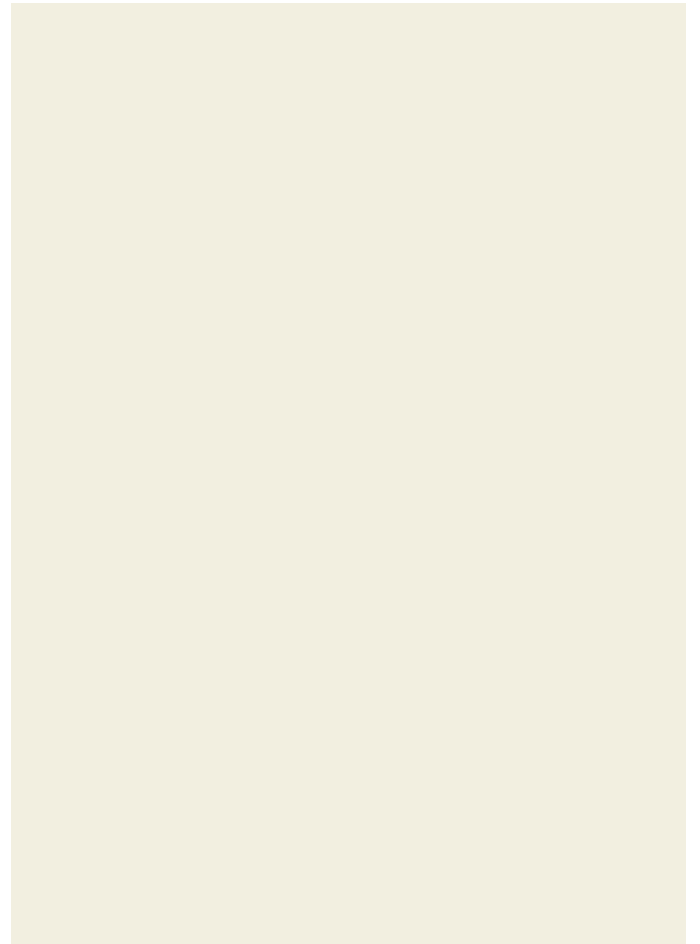
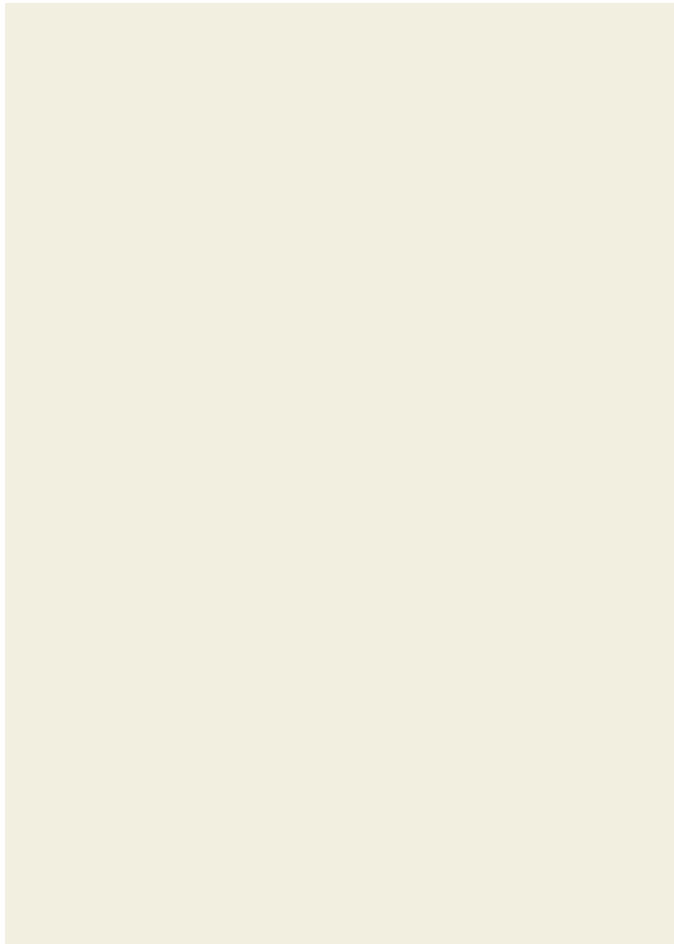
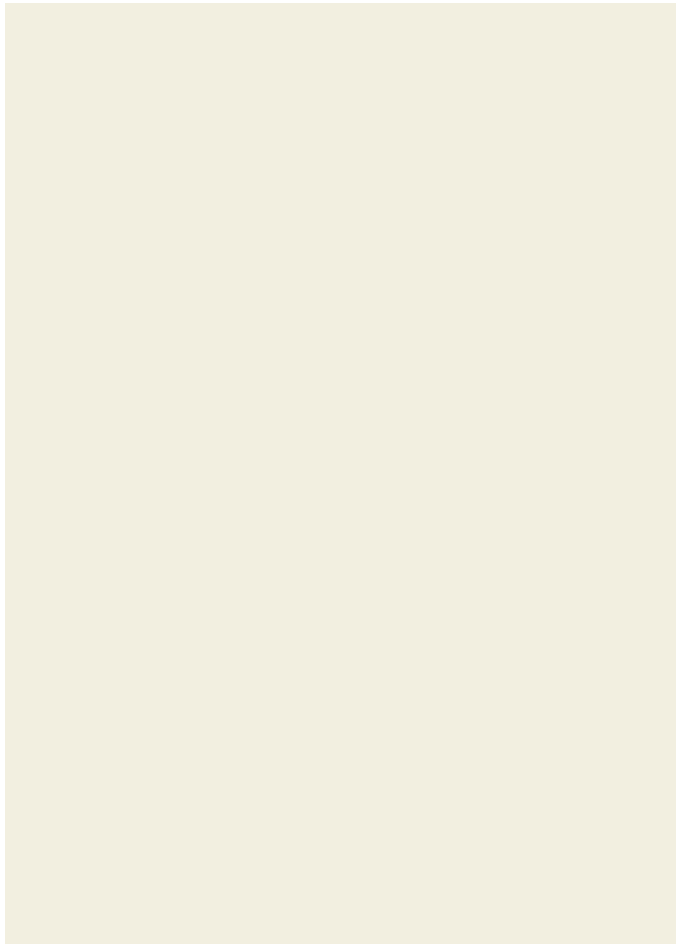
The cottage is surrounded by open countryside and lies within easy reach of National Trust properties and a wide range of leisure pursuits, including walking, cycling, fishing, and sailing. Two highly regarded public houses are situated within a short walk. Local maps and information are provided for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

### Key Features

Grade II Listed, beautifully converted cottage



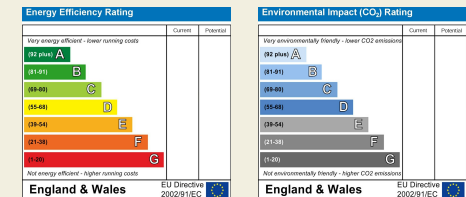




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Approximate total area<sup>m</sup>  
977 ft<sup>2</sup>  
90.7 m<sup>2</sup>  
Reduced headroom  
15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(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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