



BARROW ROAD, QUORN

GUIDE PRICE: £299,995



Apple Tree Cottage, Quorn. Built 1908 – A charming period home in the heart of the village. Nestled in one of Quorn's most sought-after and characterful streets, Apple Tree Cottage is a beautifully preserved early 20th-century home, brimming with period warmth and personality. One of just two original cottages, it enjoys a highly convenient position just a short stroll from the village centre, with its thriving café culture, boutique shops, and welcoming pubs — all while feeling quietly tucked away.



A Home of Character and Charm

Stepping inside, the sense of history is immediately tangible. The front reception room sets a welcoming tone with rich timber floors and feature fireplace — a space that effortlessly combines cottage charm with modern comfort. Beyond this, the second reception room offers a cosy snug lounge, centred around a log-burning stove set within an exposed brick hearth — the perfect retreat on cooler evenings.







The Heart of the Home

To the rear, the kitchen blends rustic warmth with functionality, featuring shaker-style cabinetry, Oak worktops, and natural slate tiled floors. There's a clear sense of craft and continuity in the finishes, with a window overlooking the garden and thoughtful details that make everyday living both practical and enjoyable. A converted former outbuilding now serves as a utility room with WC, providing ideal space for laundry and storage.





Upstairs Accommodation

The first floor offers two generous double bedrooms, each beautifully presented and filled with natural light, plus a third single bedroom that's perfect as a study or nursery. The family bathroom is well-appointed with modern tiling, a shower-over-bath, and a sleek vanity unit — contemporary yet in keeping with the home's tone. From the landing, a pull-down ladder provides access to the loft room, currently arranged as an art studio and study — a versatile area ideal for creative or remote working pursuits.









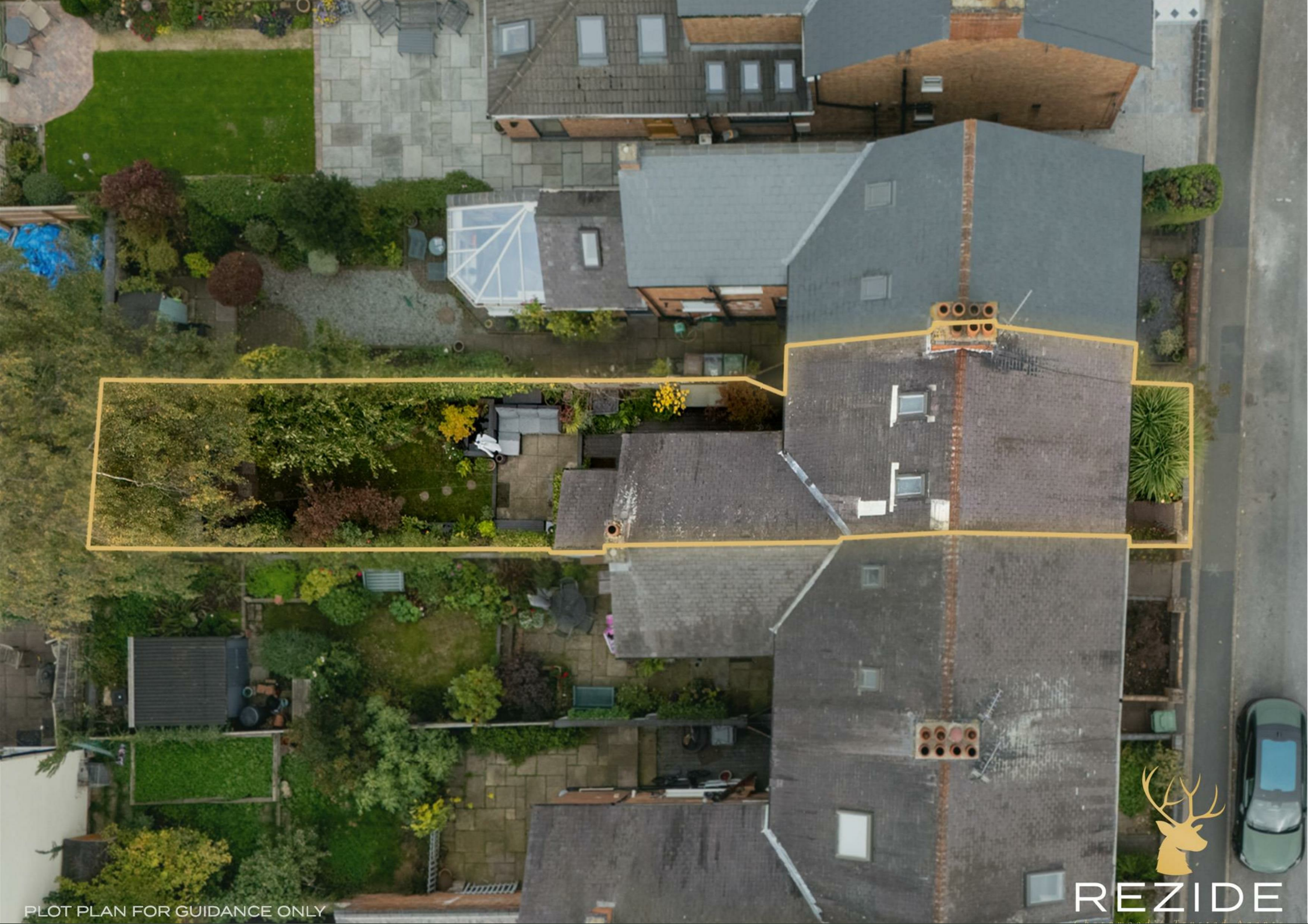
A Garden Sanctuary

The rear garden is a true highlight — beautifully landscaped with mature planting, raised borders, and a variety of shrubs and trees that bring year-round interest. A paved patio area offers the perfect spot for summer dining and entertaining, while a laid lawn leads down to a large timber shed, offering storage or workshop potential. The garden feels private, peaceful, and lovingly curated — a green oasis in the heart of the village.



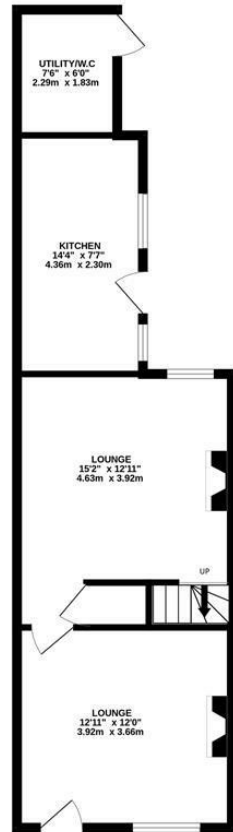
Location

Apple Tree Cottage sits within one of Quorn's most desirable settings, moments from the vibrant village centre yet enjoying a tranquil atmosphere. The village itself is renowned for its strong sense of community, excellent local amenities, highly regarded schooling, and easy access to both Loughborough and Leicester — with convenient links to the A6 and mainline rail connections beyond.



REZIDE

GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



2ND FLOOR
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.3 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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KEY FEATURES:

- Charming 1908 cottage in central Quorn
- Two reception rooms with period features
- Log burner in cosy snug
- Shaker kitchen with garden outlook
- Utility/WC in converted outbuilding
- Two double bedrooms plus single bedroom/study
- Loft studio for work or hobbies
- Landscaped garden with mature trees and patio



3



1



2



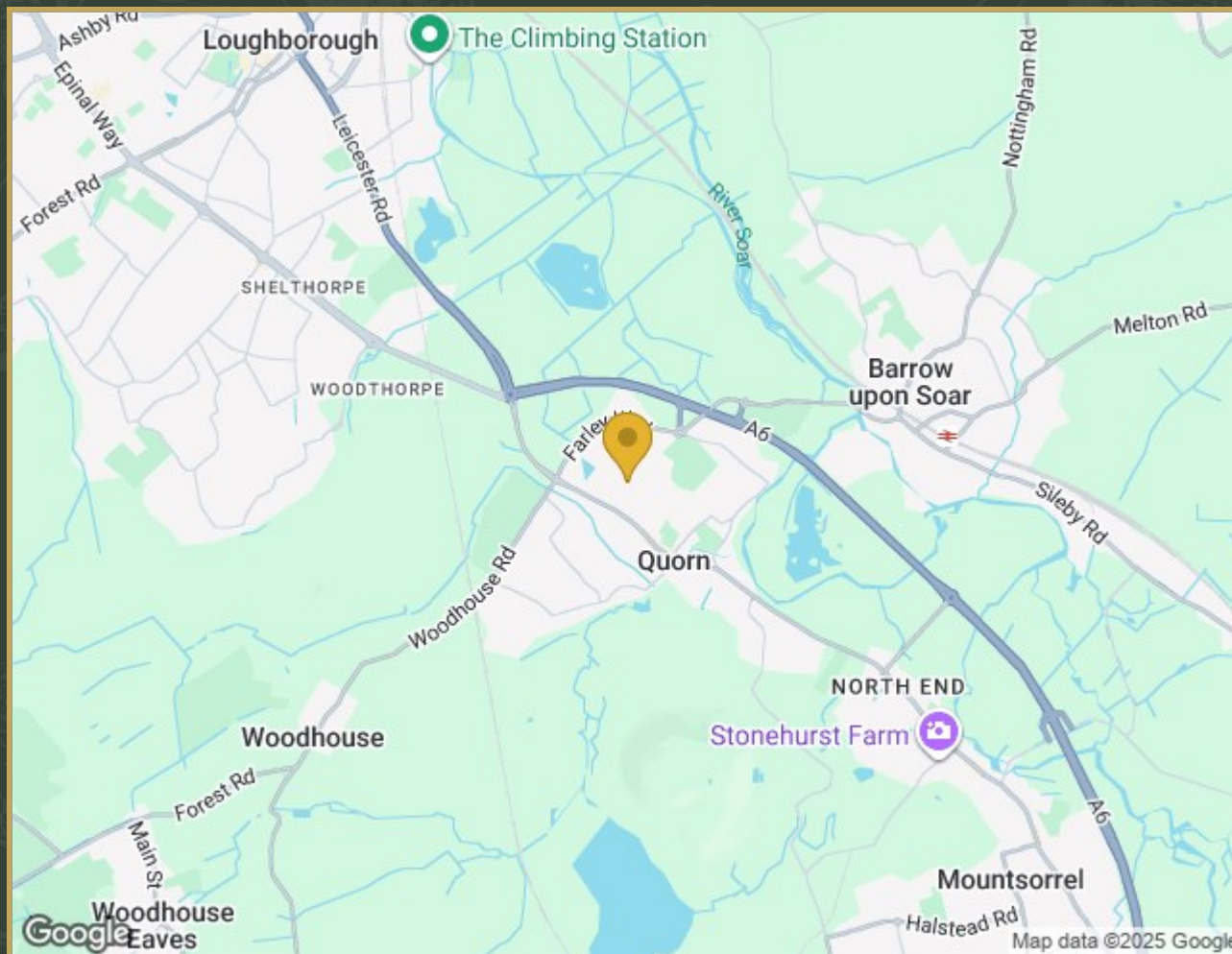
1119.46 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(12-20) E		
(5-11) F		
(1-4) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Property Location



48 Barrow Road, Quorn, LE12 8DL

