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FOR SALE

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Long Row

Kingston on Soar

- No upward chain
- Pretty cottage occupying generous manicured grounds
- Beautiful gardens extending to approx. two-thirds of an acre
- Accommodation featuring a wealth of character
- Three bedrooms, three reception rooms and a bathroom
- Private parking and a single garage behind the cottage
- Set in the peaceful village of Kingston On Soar
- Semi-rural position with excellent road links

General Description

Offered to the market, with no upward chain, is this beautiful and rarely available pretty cottage. Occupying manicured grounds extending to around two-thirds of an acre in the Quintessentially English and peaceful Nottinghamshire village of Kingston On Soar.

The property was constructed in the 1970's as a rebuild on the scale of a Victorian home, and as such benefits from lovely period proportions and living accommodation laid across three floors. Of particular note are the grounds: true English cottage gardens with working areas, established borders, an orchard, and manicured lawns.

The property represents a rare opportunity to acquire a truly special and 'one off' home, and viewing early is strongly recommended to any interested purchaser.







Main House

Internally, the property boasts an impressive net floor area of circa 1,529 square feet, including the garage. The accommodation is laid across three floors and is dressed and presented in exceptional condition. With a true 'cottage' feel but relatively modern build construct, the main house offers a perfect mix of period feel without constant maintenance.

In brief, expect to find an entrance hall, a beautifully refitted shaker-style kitchen with a range cooker, a pantry, a dining area, a spacious main sitting room with a feature fireplace, and a wonderful garden room with views out across the grounds.

Upstairs to the first floor are two double bedrooms and a pretty family bathroom. There is also a further room in use as a study with stairs rising to the second floor, where you can expect to find a top-floor bedroom with WC and dressing room.









Gardens and Grounds

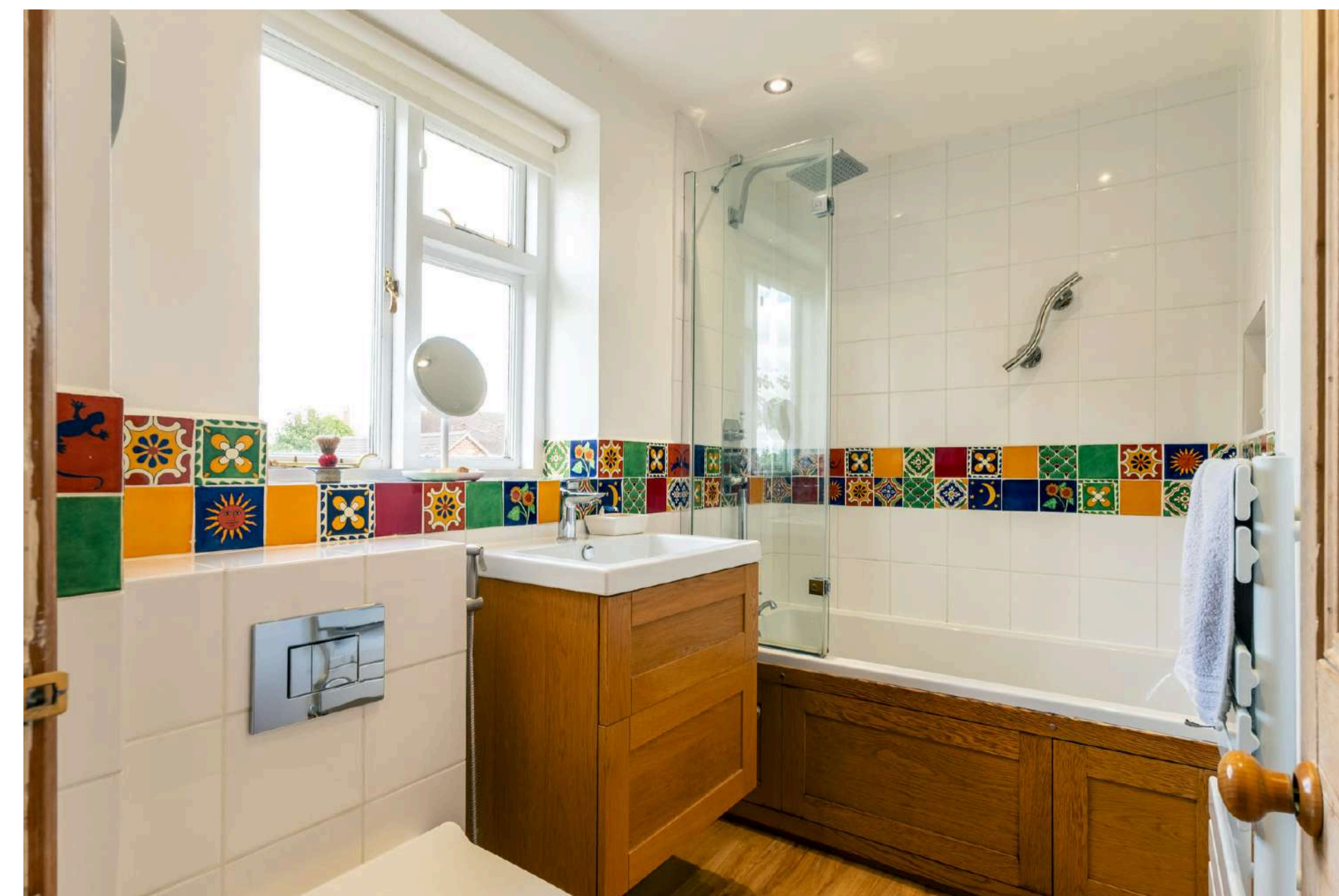
The grounds are rarely available at this price point in the market. Totally private and with open countryside views, the gardens extend to around two-thirds of an acre.

There is parking and a single garage behind the cottage, with potential to open up gardens to make a large gravel sweeping driveway should the eventual purchaser wish.

South-facing gardens wrap around the property to the front, side and rear. There is also a further gated access from Station Road to the front. Expect to find manicured lawns, orchard trees, stocked and mature borders, wildflower meadows and working gardens. There is plentiful interest, and the addition of a useful greenhouse.

The Location

Kingston On Soar is a pretty village, conveniently located within easy reach of Nottingham, Derby, and the Charnwood market town of Loughborough. East Midlands Airport and the nearby M1 motorway link are also just two miles by car.







Distances

Loughborough 8 miles, Leicester 23 miles, Derby 15 miles, and Nottingham 10 miles.

Loughborough Endowed Schools 10 miles, Ratcliffe College 17 miles, and Trent College 10 miles.

Loughborough Train Station 8 miles (Direct trains to London from 1 hour 14 minutes), and East Midlands Airport (EMA) 6 miles.

(Distances and timings are approximate).

Property Information

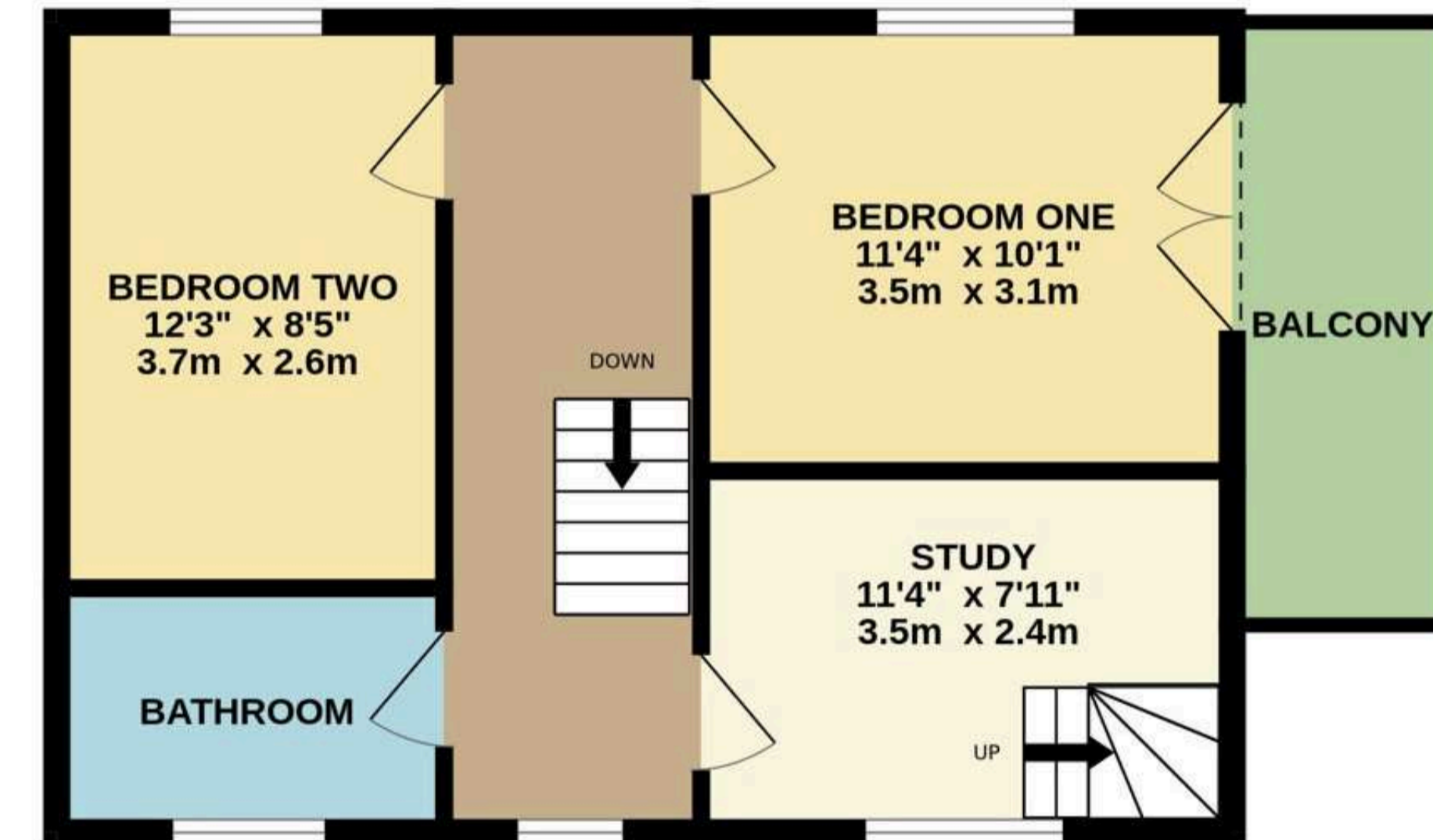
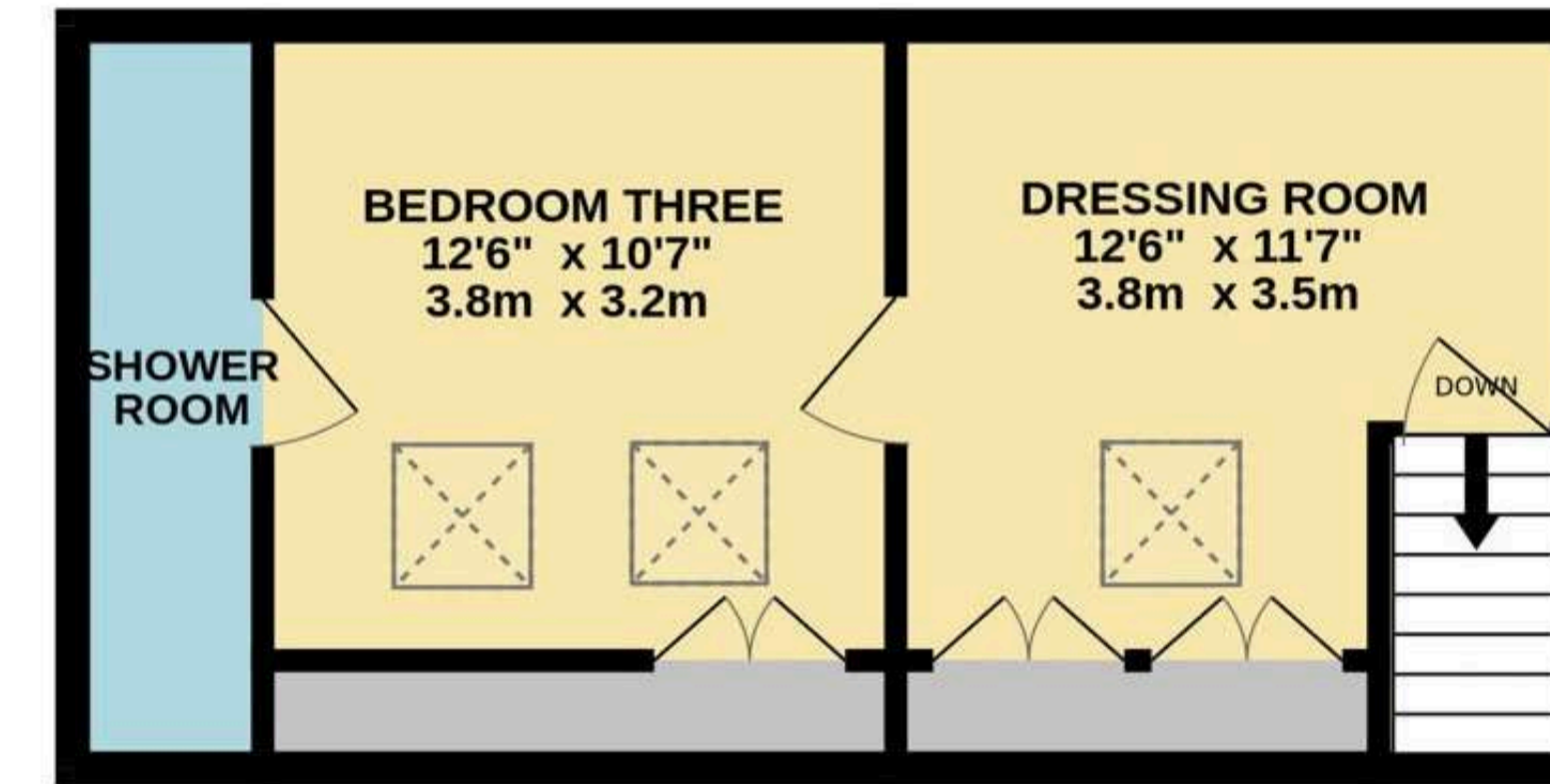
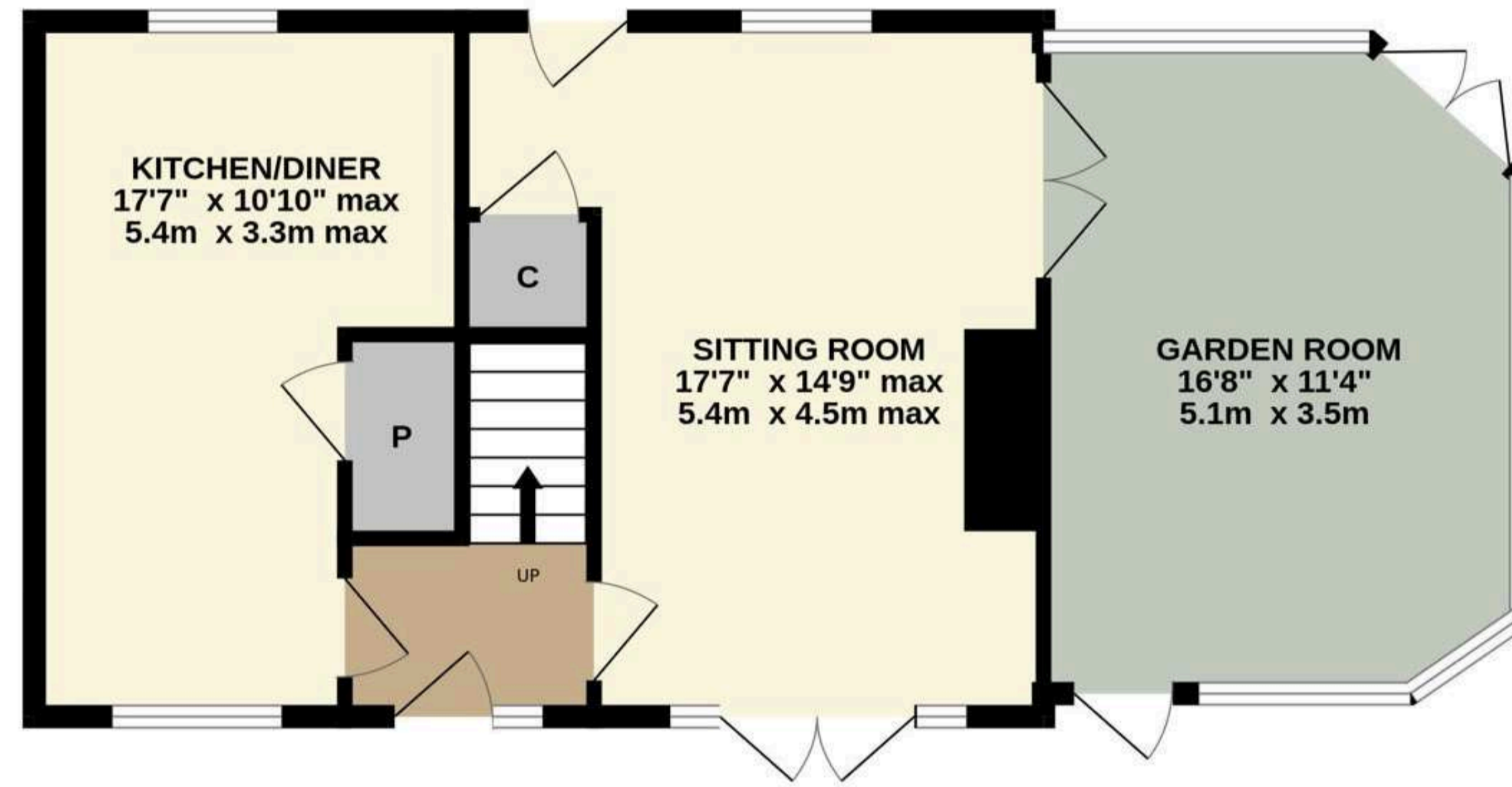
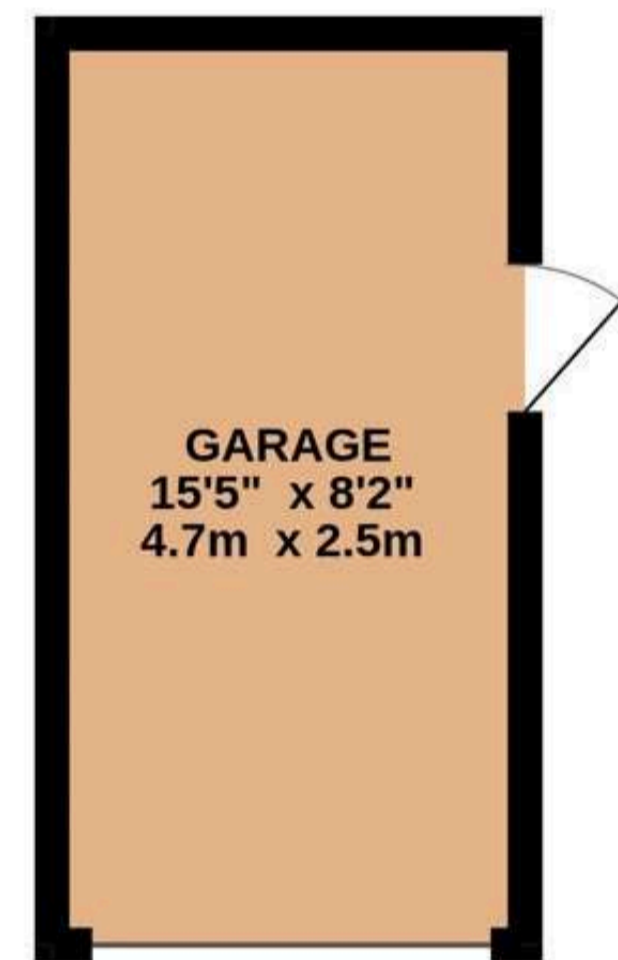
EPC Rating: C.

Tenure: Freehold.

Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.





TOTAL FLOOR AREA : 1525 sq.ft. (141.7 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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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

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