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34

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# The Old Bakery

Meynell Road, Quorn

- Beautiful early nineteenth-century cottage
- Full of charm and character throughout
- Approx. 1,600 square feet of flexible accommodation
- Three spacious, light-filled reception rooms
- Lovely, fitted kitchen and a useful lobby
- Four good-sized bedrooms and two bathrooms
- Private gardens with a blend of fruit trees and shrubs
- Spacious gated driveway providing ample parking

## General Description

Smiths Property Experts are favoured with instructions to market The Old Bakery, which is steeped in history and full of charm and character. Having once been the old bakery to Quorn Hall, with origins dating back to the early nineteenth century, previously owned by Hugo Meynell, and more recently having been a family home for over 50 years.

Believed to have previously been three cottages, this wonderful family home now offers approximately 1,619 square feet of spacious and flexibly arranged living space, with scope for general improvement or alteration. There are three spacious reception rooms, a ground-floor bedroom with an ensuite, three first-floor double bedrooms, a bathroom, and a lovely cottage garden with parking to the rear. This is a very rare opportunity to own a very special home close to the centre of Quorn.







## The Property

This beautiful property retains many original features, including exposed beams, high ceilings, and an inglenook fireplace, and has been skilfully altered and adapted over the years. With benefits including gas central heating and partial hardwood framed double glazing, there are two front entrances, with the main entrance hallway opening into the sitting room. The sitting room has a grand inglenook fireplace and is a naturally light space, with doors opening to the garden room.

The kitchen boasts base and wall units and is conveniently positioned next to the formal dining room, which has parquet flooring, a feature electric fireplace and has the second front door, which opens onto Meynell Road. There is a useful lobby to the rear with plumbing for white goods, and a ground-floor bedroom offers versatile sleeping space, which has a wet room ensuite, and could easily be used as a fourth reception room.

The first-floor landing has a split-level staircase which leads to all bedrooms. There are three well-proportioned double bedrooms; the main bedroom enjoys a dual aspect, bedroom two has an enclosed shower cubicle, and the main bathroom has a three-piece suite and an airing cupboard.



## The Outside

A particular feature of the home is the fabulous outdoor space, with original blue pavers on the front pathway. The rear garden offers a private, tranquil space, with a south westerly facing orientation, making the most of the afternoon sun.

A hand-built brick patio terrace provides a space perfect for alfresco dining, with a shaped lawn, raised beds with a blend of fruit trees and shrubs, two timber garden sheds and a greenhouse. There is a gated driveway providing ample parking access off Revell Close to the rear.





## The Location

The settlement of Quorn is a desirable Charnwood village with a thriving community and amenities, including sought-after public houses, restaurants, coffee shops, and eateries, as well as independent shops and excellent local schooling. The beautiful Charnwood Forest, including Bradgate Park, is on your doorstep, and there are excellent transport links to nearby Loughborough and Leicester. The Loughborough Endowed Schools are also just two miles from the village.

## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.

## Important Information

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.





TOTAL FLOOR AREA : 1619 sq.ft. (150.4 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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