



QUORN PARK, BARROW UPON SOAR

Creightons Estate Agents are delighted to present **Kennelmans Cottage**, a truly unique and character-filled home set within the historic grounds of Quorn Park on Paudy Lane, Seagrave. Originally forming part of the renowned Quorn Hunt estate, this charming residence effortlessly combines rich heritage with stylish modern living, all surrounded by open countryside, stables and abundant wildlife.

KEY FEATURES:

- Historic cottage in countryside setting
- **Three double bedrooms** including stunning first-floor primary suite
- Beautifully fitted kitchen with breakfast bar
- Two reception rooms with feature log burners
- Driveway providing parking for two vehicles
- Front courtyard garden and rear lawned garden overlooking stables and countryside
- Sought-after Quorn Park location

LOCATION

Barrow upon Soar is a charming and well-served village in the heart of the Soar Valley, known for its rich history and attractive riverside setting. The village offers a range of local amenities including popular pubs, cafés, shops and everyday services, creating a vibrant community atmosphere. Barrow upon Soar is particularly well positioned for convenient access to the nearby towns of Loughborough and Leicester, with excellent transport links including a railway station providing direct services between Leicester and Loughborough. The village is also within easy reach of the M1, making it ideal for commuters. Local beauty spots such as Swithland Reservoir and Bradgate Park are nearby, offering wonderful opportunities for walking and outdoor recreation, while the surrounding Charnwood countryside provides a picturesque backdrop to village life.







GROUND FLOOR

Upon entering the property through the canopied front door, you are welcomed into a bright hallway with stairs rising to the first floor. At the front of the home sits a spacious lounge, featuring a large window, decorative coving, and useful understairs storage.

To the rear, the light and airy dining kitchen enjoys views over the enclosed garden. It is fitted with a contemporary range of shaker-style units with chrome accessories, complemented by grey worktops, a tiled splashback, and wood-effect flooring. The kitchen includes a built-in oven, electric hob and extractor, along with space for additional appliances, and offers direct access out to the garden.

FIRST FLOOR

The first floor is dedicated entirely to the impressive primary suite, creating a private and tranquil retreat. The bedroom enjoys beautiful views over open fields and the surrounding horse stables to the rear, a truly picturesque outlook. Finished with beige carpeting and classic fitted wardrobes, the room feels both spacious and serene.

The vaulted and structured ceiling enhances the sense of space and character, continuing through into the ensuite. The ensuite bathroom is finished to a high standard, featuring a marble-tiled double walk-in shower, herringbone-effect flooring, white ceramic WC and sink, and a silver heated towel rail. The vaulted ceiling here further adds to the architectural interest and luxury feel.

OUTSIDE

To the front, the property benefits from a charming courtyard garden, ideal for morning coffee or decorative planting, along with a private driveway providing parking for two vehicles.

To the rear, French doors open onto a patio area perfect for outdoor dining, leading onto a lawned garden bordered by greenery. The garden enjoys open views across neighbouring stables and surrounding wildlife, offering a peaceful countryside setting rarely found so conveniently.





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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band E.

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DISCLAIMER

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