



Thatch Cottage, 18 Baggrave End, Barsby, LE7 4RB

£675,000

🛏 4 🚿 2 🚗 2

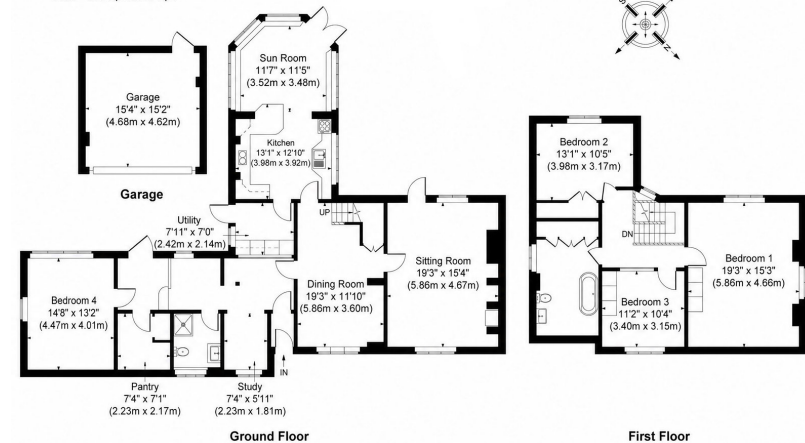


- Detached Grade II Listed Thatched Cottage
- Spacious Ground Floor Bedroom & Shower Room
- Large South West Facing Garden
- Large Family Country Kitchen & Open Plan Sunroom/Conservatory
- Newly Thatched Roof
- Three First Floor Double Bedrooms & Bathroom
- Located In A Small Leicestershire Hamlet
- Gated Driveway & Detached Garage
- Sitting in 0.21 Acres





The Thatch Baggrave End, Barsby
Approximate Gross Internal Area
Main House = 211 sq.m/2266 sq.ft
Garage = 22 sq.m/233 sq.ft
Total = 233 sq.m/2501 sq.ft



This Grade II Listed 17th-century thatched cottage sits along a quiet no-through lane, blending period charm with modern living. The interior features heavy timber beams, an exposed cruck frame, and a glass-covered indoor well.

Ground Floor

Spacious dining hall leading to a cozy sitting room with a log burner

Bright kitchen flowing into a light-filled sunroom

Flexible double bedroom with an adjacent shower room, ideal for guests

First Floor

Three double bedrooms served by a family bathroom with a freestanding tub

Outside

Sun-drenched, southwest-facing garden with excellent privacy

Private rear courtyard with ample off-road parking

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC