



Smiths
your property experts

Brook Street

Wymeswold

- Exceptional and lovingly restored period family home
- Features believed to date back to the 17th century
- Handmade kitchen by Dale Penney with a mezzanine dining area
- Three reception rooms, two with bi-fold doors
- Four bedrooms, two with en-suites facilities, and a bathroom
- Gated driveway and a detached tandem garage
- One-third of an acre with beautiful south-facing gardens
- 3.85 kW/h solar panels and a Tesla Powerwall 2 battery store

General Description

Smiths Property Experts offer to the market this exceptional four-bedroom period family home, set on approximately one-third of an acre with beautiful south-facing gardens, located on the highly sought-after Brook Street in Wymeswold.

The property is finished to an exacting specification and presented in 'move-in' condition, having been lovingly restored and upgraded by both the previous and current owners. Conveniently positioned, it offers excellent access to the cities of Nottingham and Leicester, and to the market towns of Loughborough and Melton Mowbray.

The property also benefits from energy-efficient improvements, including aluminium triple-glazed windows, 3.85 kW/h solar panels, a Tesla Powerwall 2 battery, and a Pod Point car charger.







Main House

The property is in excellent, modernised condition, featuring powder-coated aluminium triple-glazed windows throughout and finished with Monocouche render. The accommodation, including the cellar, extends to approximately 3,042 square feet, excluding the detached tandem garage.

The interiors are carefully designed, combining period features thought to be from the 17th century with high-quality fixtures and fittings, including a handmade kitchen by the renowned 'Dale Penney'. In brief, the accommodation comprises a spacious entrance hall, a study, and two reception rooms, currently laid out as a family room/snug and a sitting room, each with exposed beams, a working stove fireplace and bi-fold doors leading to the rear seating terrace and gardens. There is also a WC/utility room.

A particular feature of the living space is a truly special split-level kitchen and dining area. The kitchen features in-frame shaker-style cabinetry with a larder unit, and bi-fold doors that open to a private courtyard. The high-specification appliances include a fridge freezer and dishwasher by Fisher & Paykel, a Rangemaster range cooker, and a Quooker tap. The suspended mezzanine offers an intimate formal dining space. There is also a useful working cellar accessible from the kitchen.







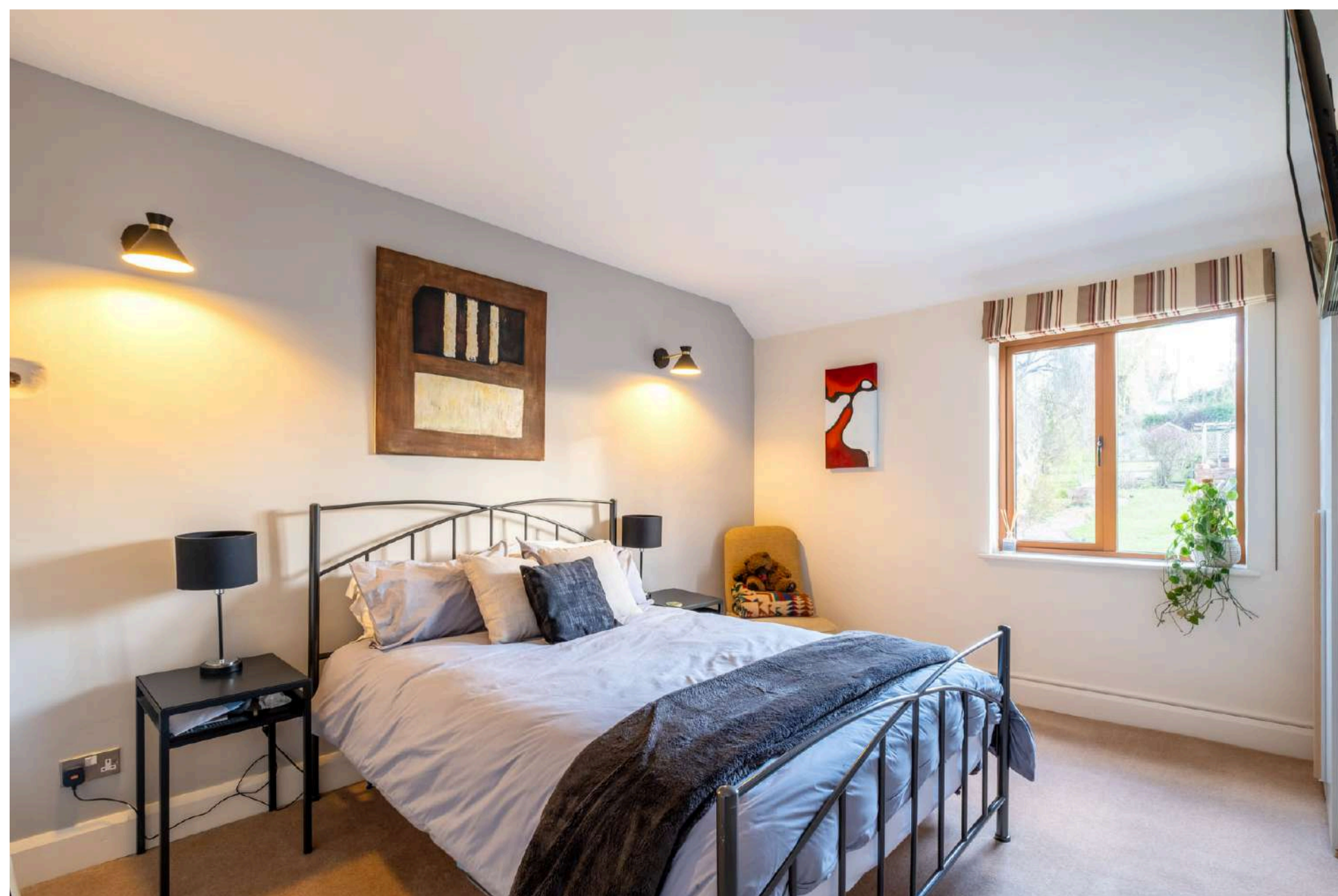


The Outside

The property is nestled on Brook Street, elevated behind a spacious block paved driveway with off-road parking for multiple vehicles. There is a delightful flagstone-laid front terrace leading from the kitchen, as well as a bin store.

Of note is the modern detached garage, tandem length and wider than usual. The garage houses the battery storage, has hardwood joinery, is insulated, and has an electric vehicle charger, power, lighting, and a hot and cold tap. Secure gated access leads to the rear and formal gardens.

The rear gardens extend to roughly one-fifth of an acre and offer total privacy and a south-facing aspect. A generous flagstone-laid terrace wraps around the back of the main house, creating seamless indoor-outdoor living. The gardens are extensive, lawned in large part with landscaped paths and various seating areas. The borders and beds are mature and well-stocked. There are several high-quality outbuildings, including a summer house, greenhouse, and newly constructed garden store. To the very end of the gardens is a working area, stocked with fruit trees and raised borders ideal for vegetable growing or propagation.







The Outside

Wymeswold is a highly regarded, well-served 'semi-rural' village with a thriving community. It boasts three public houses, including the Hammer & Pincers, renowned for its fine dining options. There is also a chemist, a village shop, and a primary school. There is convenient access to Nottingham, Leicester, Derby, Loughborough, and Melton Mowbray via the A46 and local road networks. Loughborough Train Station is within five miles and provides direct access to London St Pancras from 1 hour and 14 minutes.

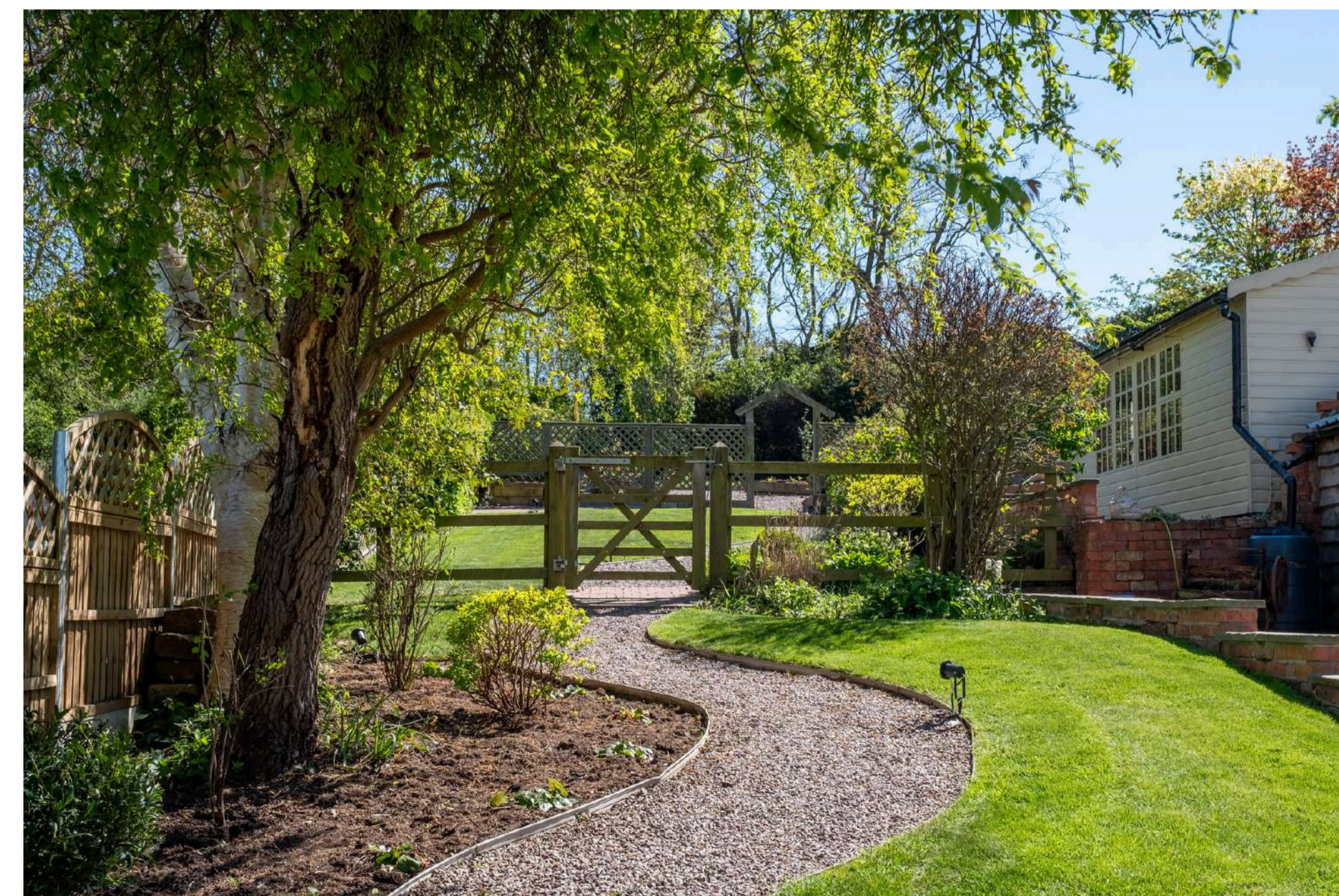
Distances

Loughborough 6 miles, Leicester 15 miles, Derby 22 miles, and Nottingham 13 miles.

Loughborough Endowed Schools 7 miles, Ratcliffe College 9 miles, and Trent College 17 miles.

East Midlands Parkway Station 5 miles (trains to London from 1 hour 14 minutes), and East Midlands Airport (EMA) 13 miles.

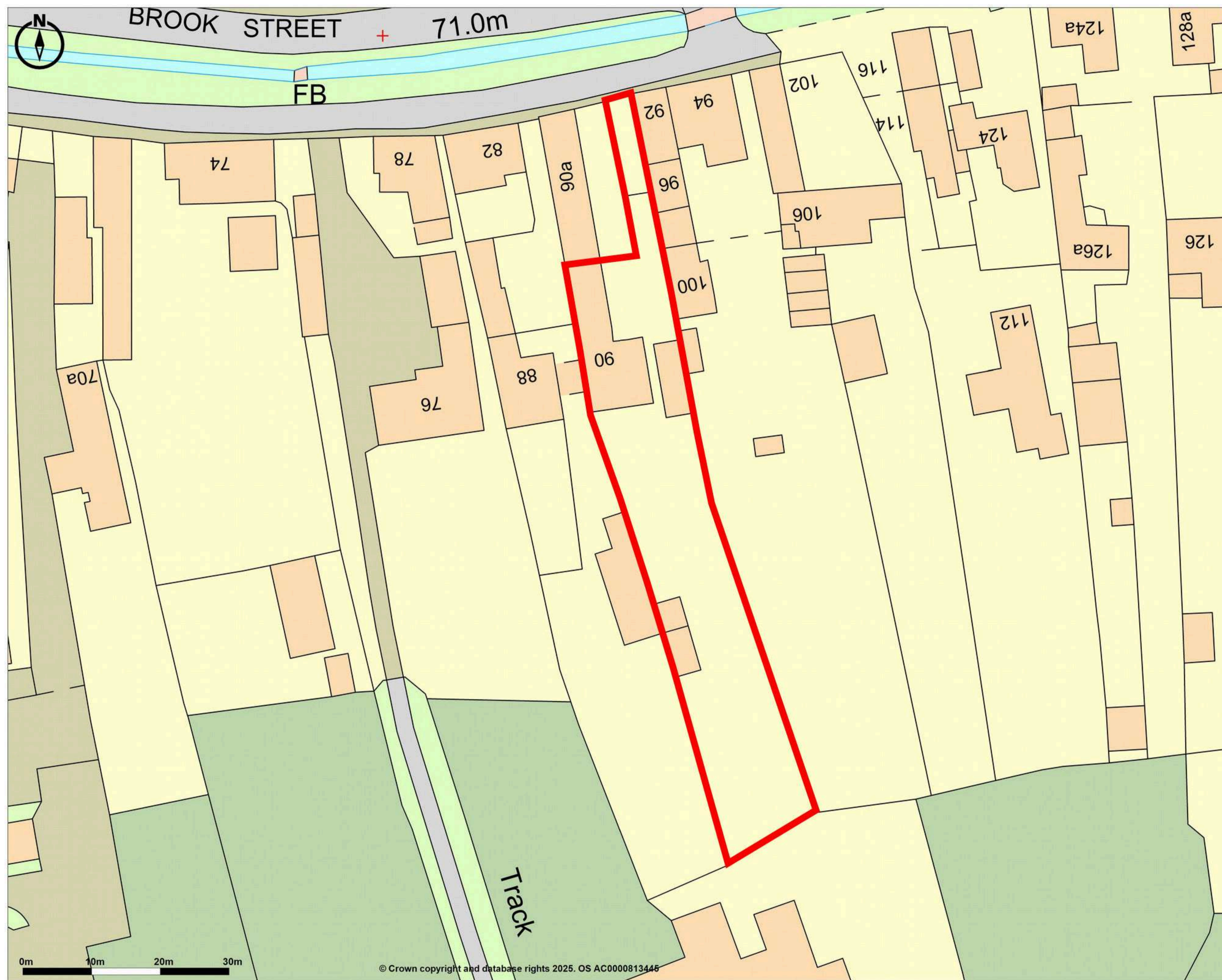
(Distances and timings are approximate).





TOTAL FLOOR AREA : 3393 sq.ft. (315.2 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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Property Information

EPC Rating: C.

Tenure: Freehold.

Council Tax Band: G.

Local Authority: Charnwood Borough Council.

Services

The property is serviced by mains gas, water, drainage, and electricity. Of note is the recent addition of 3.85 kW/h solar panels, a Tesla Powerwall 2 battery, and a Pod Point car charger.

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.



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