



Station Road, John O'Gaunt



An attractive four-bedroom semi-detached character cottage boasting a mini farmstead equestrian set up, with well-fenced and maintained approximately 7 acres of paddock land, all-weather menage, stabling, barns, garaging and separate access into a large hard standing yard. Plus, a mature lake with wildlife gardens and a decking terrace giving an escape to the countryside retreat.

The property has been recently refurbished, offering well-presented accommodation comprising an entrance porch into an attractive kitchen with newly fitted wood burner and Range style cooker, dining room, rear porch with utility room and cloakroom, cosy sitting room with wood burner, study and living room with Bifold doors onto patio terrace. The first floor offers a master suite with ensuite shower room, second guest suite also with ensuite shower room and two further bedrooms serviced by a main family bathroom.

Brookside Cottage has the opportunity subject to planning for either commercial use or very good hobby facilities with your own home, boasting panoramic views over its own land and stream (which is set further down and we are advised by the current owners has never given the risk of flooding).



John O'Gaunt is nestled in the attractive Leicestershire countryside, just on the edge of the popular village of Twyford. Twyford is situated just off the B6047 Melton to Tilton road. The village is convenient for fast access to Melton Mowbray, Leicester and Market Harborough with mainline trains to London. The village offers a local pub, church, village hall with more extensive local facilities available at nearby Great Dalby, Queniborough and Syston.

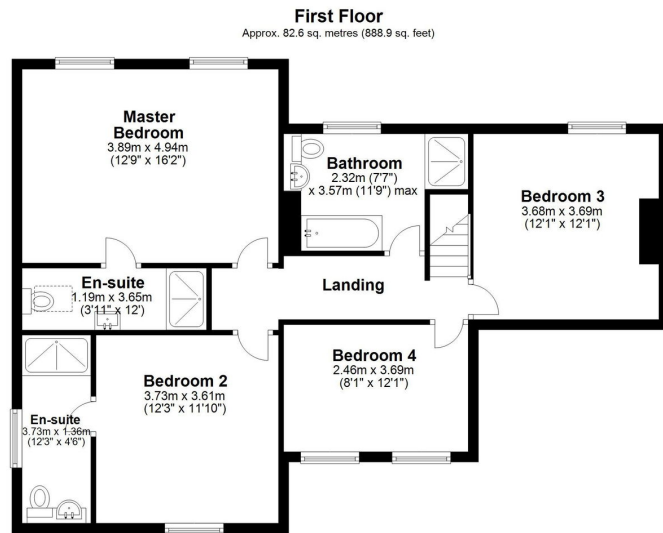
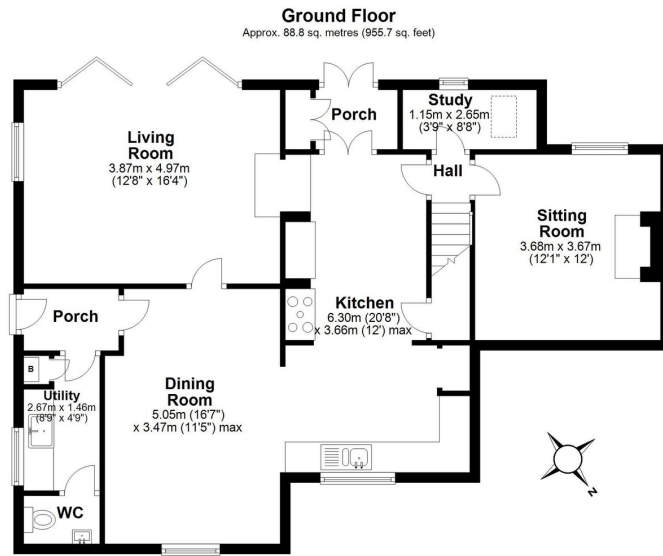


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- Semi-Detached Character Cottage
- Recently Renovated
- 7 Acre Plot
- Double Garage & Outbuildings
- Stabling & Menage



- Four Bedrooms
- Three Reception Rooms
- Countryside Location



Total area: approx. 171.4 sq. metres (1844.5 sq. feet)  
This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
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