



2 Main Street, LE12 5DG

Offers Over £495,000

Nestled in the heart of the highly sought-after village of Long Whatton, this truly remarkable Grade II listed home is a rare and captivating find. Believed to date back to the 1600s, the property is an extraordinary fusion of architectural heritage, combining an elegant Georgian frontage with a charming adjoining thatched cottage- two distinct periods seamlessly brought together to create one unforgettable home.

From the moment you arrive, there is a sense of history and character that sets this property apart. Behind its handsome façade lies a spacious and beautifully presented interior, where original features and timeless charm meet thoughtful modern living.

The ground floor unfolds with a wonderful sense of warmth and versatility, offering three inviting reception rooms, each with its own unique personality, perfect for both relaxed family life and entertaining. The breakfast kitchen sits at the heart of the home, a welcoming and sociable space designed for everything from quiet mornings to lively gatherings. A rear lobby and ground floor utility/cloakroom add further convenience.

Upstairs, four well-proportioned bedrooms provide peaceful and comfortable retreats, complemented by a stylish family bathroom, creating a layout that is as practical as it is characterful.

Outside, the property continues to impress. A privately enclosed, south-facing garden offers a peaceful and sun-drenched haven ideal for entertaining, gardening, or simply unwinding. Beyond this, a detached garage, workshop, and driveway provide excellent additional space and flexibility.

Location

Long Whatton is a picturesque and highly regarded Leicestershire village that perfectly balances rural charm with everyday convenience. Surrounded by open countryside, it offers an enviable setting for those seeking a quieter pace of life without feeling isolated. The village is particularly well positioned for commuters, with excellent road links via the nearby M1, A6 and A42/M42, providing straightforward access to major centres including Leicester, Nottingham and Derby, while East Midlands Airport is less than ten minutes away for national and international travel.

Despite its tranquil setting, the village is well served by local amenities, including a village shop and post office, a farm shop and bakery, a well-regarded primary school, and traditional pubs that form the heart of the community. Regular bus services connect the village to surrounding towns and the airport, while rail services from nearby Loughborough and East Midlands Parkway provide direct links to London and other major cities. With its strong sense of community, charming period character and excellent connectivity, Long Whatton offers an appealing blend of countryside living and modern convenience.

Property Frontage

A striking and beautifully balanced example of Georgian architecture, the property enjoys an elegant and highly characterful street presence. Its symmetrical red-brick façade is complemented by traditional sash-style windows, each framed with contrasting stone lintels, creating a refined and timeless aesthetic.

A charming chequered tiled pathway leads to the central front door, immediately setting a tone of quality and attention to detail. The frontage is enclosed by classic iron railings and a low brick wall, offering both definition and privacy, while a thoughtfully arranged fore garden with gravelled sections, mature shrubs and seasonal planting provides year-round interest.

Reception Room One

A wonderfully inviting and characterful living space, this beautifully presented reception room perfectly captures the charm and warmth of the home. At its heart sits a striking exposed brick fireplace with a recessed opening, housing a traditional wood-burning stove creating a cosy focal point ideal for quiet evenings. The room is rich in period detail, with characterful flooring underfoot and bay window enhancing the welcoming atmosphere. Generous in

proportion, the space comfortably accommodates both seating and display areas, making it ideal for relaxing or entertaining.

Alongside its period charm, the room benefits from all modern conveniences, including central heating radiators and a TV point, ensuring comfort and practicality throughout the year. It also provides seamless access through to the second reception room, the kitchen, and the rear lobby, creating a natural flow through the ground floor accommodation.

Reception Room Two

A charming and versatile additional reception room, full of character and natural light from the large sash window to the front aspect. This attractive space features exposed wooden floorboards, decorative wall finishes and generous proportions, making it ideal as a formal dining room, snug, home office or playroom. A useful built-in cupboard discreetly houses the boiler and hot water tank, providing practical storage. Positioned within this elegant Georgian home, the room offers flexibility to suit a variety of lifestyles.

Rear Lobby

A practical and well-designed rear lobby providing access to the garden and driveway, creating an ideal everyday entrance to the property. Flooded with natural light from glazed doors and rooflight above, this useful space leads through to a stylish utility room.

Utility/Guest cloakroom

Incorporating fitted work surfaces, appliance space and plumbing for laundry appliances. The room also benefits from a ground floor cloakroom with WC and wash hand basin, adding further convenience for modern family living. An attractive and functional addition to this characterful home.

Adjoining the main Georgian house is a delightful thatched cottage dating back to the 1600s, creating a truly unique blend of architectural heritage. Rich in character and history, this charming period section offers an abundance of original appeal and a wonderful contrast to the elegance of the later Georgian additions. Arranged around an attractive courtyard setting, it provides a rare opportunity to enjoy two distinct eras of craftsmanship within one exceptional home.

Kitchen/Breakfast Room

A beautifully characterful farmhouse-style kitchen set within the historic cottage wing, combining everyday

practicality with an abundance of original period charm. The room is rich in features, including exposed wall and ceiling timbers, a substantial inglenook-style beam, deep-set cottage windows and attractive wooden internal doors, all reflecting the heritage of this 1600s home.

Fitted with a range of base units, wooden work surfaces and open shelving, the kitchen also benefits from inset sinks, tiled splashbacks, integrated double oven, hob, appliance space and room for a freestanding fridge/freezer. There is ample space for a breakfast table, creating a warm and sociable heart of the home, ideal for informal dining and entertaining alike. A delightful blend of character, comfort and functionality

Reception Room Three

Situated within the charming cottage wing, this inviting additional reception room is full of character and warmth. Rich in period features including exposed wall and ceiling timbers, original style doors and terracotta tiled flooring, the room offers a cosy yet versatile space ideal as a sitting room, snug or reading room. Enjoying lovely views over the beautiful cottage garden, it provides a peaceful retreat and a wonderful connection to the outdoor space. A delightful room showcasing the historic charm of this unique home.

First Floor Landing

A generously proportioned landing providing access to the first floor accommodation. Featuring high ceilings and a characterful sense of space, this central area serves the bedrooms and bathroom accommodation with ease. There is also a loft hatch providing access to useful roof storage space.

Principal Bedroom

Situated within the charming thatched cottage wing, this beautifully presented principal bedroom is a truly distinctive retreat, full of character and architectural interest. Featuring a striking vaulted ceiling with exposed timbers and beams, the room enjoys a wonderful sense of space and period charm. A range of windows provide pleasant outlooks over the surrounding gardens and bring natural light into the room. Generously proportioned with space for bedroom furnishings, this elegant room offers a peaceful and unique principal suite within the historic part of the home.

Bedroom Four/Dressing Room

A versatile first floor room positioned within the charming cottage wing and leading directly through to the principal bedroom, making it ideal as a dressing

room, nursery, study or occasional bedroom. Full of character, the room features sloping ceilings, exposed timbers and traditional cottage styling, creating a warm and distinctive atmosphere. A useful and flexible space offering a variety of uses to suit individual requirements.

Family Bathroom

A stylish and generously proportioned family bathroom, beautifully appointed with a contemporary finish and bold design touches. Fitted with a freestanding bath, large walk-in shower with glazed screen, pedestal wash hand basin and WC, the room offers both comfort and practicality for everyday family living. Attractive tiled walls and flooring are complemented by feature décor, while the window provides natural light and ventilation. A well-presented bathroom combining modern convenience with character and individuality.

Bedroom Two

A well-proportioned and beautifully presented double bedroom enjoying a pleasant outlook from the sash window to the front aspect. The room offers excellent natural light together with generous ceiling height, creating an airy and comfortable feel. There is ample space for bedroom furnishings, and the added benefit of a stylish en-suite shower room, making this an ideal guest bedroom or comfortable secondary principal room.

En-Suite

A stylish en-suite shower room with W/C, hand basin and shower.

Bedroom Three

A charming and well-proportioned double bedroom enjoying a pleasant outlook from the sash window to the front aspect. Well presented throughout, the room benefits from good natural light and comfortable proportions, with space for a double bed and additional bedroom furniture. An attractive and versatile room, ideal as a guest bedroom, child's room or home office if required.

Rear Garden

A truly enchanting and private outdoor space, the rear garden has been thoughtfully designed to create a series of charming, interwoven areas, each offering its own sense of character and seclusion. Beautifully landscaped, it features a combination of winding gravel pathways, established planting, and a striking brick seating terrace, perfect for al fresco dining, entertaining, or simply enjoying the tranquillity of the surroundings.

Mature trees, shrubs, and carefully curated borders provide year-round interest, while a delightful pergola, adorned with climbing greenery, adds both structure and a sense of intimacy. The garden effortlessly blends cottage-style charm with low-maintenance practicality, creating a setting that feels both natural and beautifully considered.

Beyond its aesthetic appeal, the garden also offers excellent functionality, with access to a detached garage and workshop, ideal for storage, hobbies, or further potential use.

A private and peaceful haven, this is a garden that perfectly complements the character and individuality of the home.

Driveway

Discreetly positioned to the rear of the property, the gravelled driveway provides convenient off-street parking within a private setting. Access leads directly to the garage via an up-and-over door, ensuring both ease of use and practicality. Well integrated with the garden, this space offers a seamless blend of functionality and privacy, perfectly complementing the overall layout of the home.

Garage and Workshop

Complementing the property is a substantial garage, arranged over two levels and equipped with both power and lighting throughout. While not currently in active use, the first floor presents an excellent opportunity to be transformed into a highly versatile space, ideal for a home office, studio, gym, or hobby room, tailored to suit a variety of lifestyle needs.

To the rear, a separate workshop provides further practical space, perfect for storage or creative pursuits.

Together, these outbuildings offer exceptional flexibility and exciting potential, enhancing the overall appeal of this distinctive home.

Disclaimer & Anti-Money Laundering (AML) Notice

All measurements, areas and floorplans are provided for guidance only and should not be relied upon as statements of fact. Fixtures, fittings and appliances have not been tested and no guarantee is given as to their working order. These particulars do not constitute part of an offer or contract. All information is provided in good faith but is not guaranteed to be accurate and should be independently verified. Photographs and descriptions are for illustrative

purposes only and may not reflect current conditions. The property is subject to availability and may be withdrawn or altered without notice.

In accordance with current Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification and proof of address at a later stage of the transaction. Electronic identity verification and source of funds checks may also be carried out once an offer has been accepted.

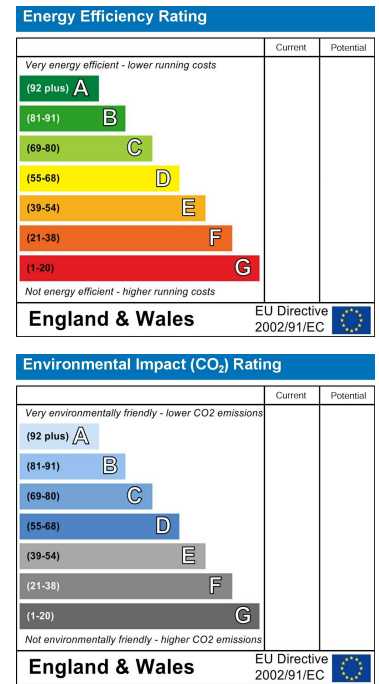
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.