2 Bed Cottage

3 Meynell Mews Main Street
Breedon-On-The-Hill
Derby
DE73 8HJ

£1,300 Per Calendar Month

Fletcher & Company

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• Available Early December 2026 • Two Double Bedrooms Two En-Suites • Available Part Furnished • Open Plan Kitchen Diner • Available With All Kitchen Crockery • See Floor Plan • Stunning & Cosy Feeling • Parking • Superb Location In The Village Of Breedon-On-The-Hill • Water Included In Rent

Available Early December & Offered Fully, Part or Unfurnished - Meynell Mews offers an exceptional opportunity to rent a distinguished Grade II Listed cottage forming part of an exclusive development of three townhouse-style residences. Set within a quiet and secluded courtyard in the heart of the countryside, the property provides an attractive balance of heritage character and modern accommodation - Water is included in the rent.

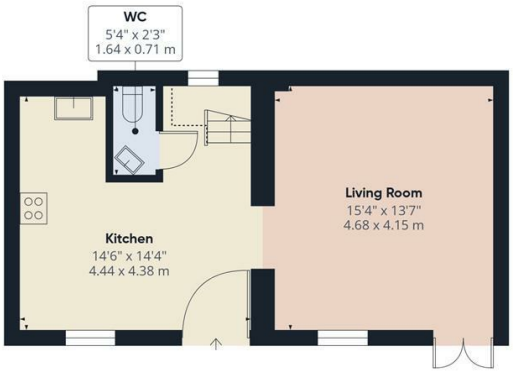
Originally part of a former stable block, the property has been renovated and finished to a high standard throughout. Accommodation includes a well-appointed kitchen, ground floor WC, contemporary bathroom facilities, and comfortable living areas, all presented with quality furnishings and a high level of specification.

The property occupies a desirable position between the market towns of Melbourne and Ashby-de-la-Zouch, and is ideally placed for access to local amenities and transport links. The M1 and M42 are approximately a 15-minute drive away, and East Midlands Airport is located just 5 miles from the property.

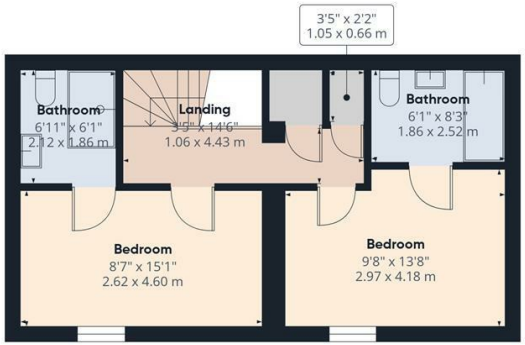
Location

The cottage is surrounded by open countryside and lies within easy reach of National Trust properties and a wide range of leisure pursuits, including walking, cycling, fishing, and sailing. Two highly regarded public houses are situated within a short walk. Local maps and information are provided for the tenant's convenience.

Key Features



Floor 0 Building 1



Floor 1 Building 1

Approximate total area(1)

977 ft²

90.7 m²

Reduced headroom

15 ft²

1.4 m²

Floor 0 Building 2

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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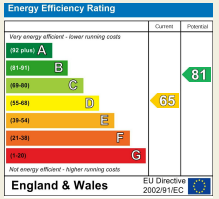
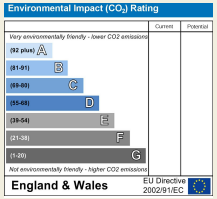
UNITED KINGDOM PROPERTY AWARDS REAL ESTATE ★★★★★ BEST ESTATE AGENCY SINGLE OFFICE DERBYSHIRE Fletcher & Company 2020-2021





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