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Bridge Cottage

Brook Street, Wymeswold

- Breathtaking village home in a desirable position
- Uninterrupted views over beautiful countryside
- Recently redecorated, light-filled contemporary living space
- Four double bedrooms, all with en-suite bathrooms
- Fabulous open-plan kitchen, living, and dining area
- Two further reception rooms and a utility room
- Option to purchase 50% ownership of adjoining Hall Field
- Mature rear gardens and ample off-street parking



General Description

Bridge Cottage is a delightful village home occupying a stunning position on the edge of the sought-after village of Wymeswold. The property offers over 2,500 square feet of accommodation, arranged over two floors, on a plot extending to approx. 0.4 acres and enjoys uninterrupted views of the neighbouring Hall Field. The property has been recently redecorated, with the oak frame and internal timbers recently stripped and re-stained. The versatile accommodation includes four en-suite bedrooms, two reception rooms, and a wonderful open-plan oak-framed kitchen, living, and dining area with full-height glazing. There is a fully operational alarm with app controls.











Bridge Cottage

The property provides gas central heating and hardwood double glazing. The well-laid-out living space is accessed via an oak entrance porch to the front door, leading to a tiled reception hallway with built-in cloak storage and stairs to the first floor.

The light-filled sitting room features French doors to a side courtyard area, an open fire, and double doors to additional living space. There is also a study, a ground-floor WC with a wash-hand basin, and a utility room with associated plumbing.

The hub of the home is the magnificent open-plan L-shaped kitchen, dining, and living area, with an exposed oak-framed structure housing full-height glazing and bi-fold doors opening onto the south-facing rear patio. There is a multi-fuel-burning stove and tiled flooring with underfloor heating. The room opens into a fully fitted kitchen with oak work surfaces and integrated appliances, including a Neff double oven and a five-ring gas hob.

The ground floor is completed with a double bedroom having an en-suite shower room, providing flexible living space.

The first-floor landing has two skylight windows, ample eaves storage and doors to all rooms. The main bedroom is quite simply stunning, with a vaulted ceiling, exposed oak beams, and a glass aperture at the gable end, featuring a Juliet balcony overlooking the gardens. With generous built-in storage and an en-suite bathroom with a shower over the bath.

There are two further double bedrooms on the first floor, each with built-in storage and a beautifully appointed en-suite bathroom. Both rooms enjoy breathtaking views over the neighbouring field.











Gardens and Grounds

The property is approached via a bridge over the village brook and has a tarmac drive with further stoned car parking. There is gated access to the front door and rear gardens.

The main garden extends to approximately 0.4 acres and enjoys a south-facing aspect. To the rear, there is a flagstone patio, making a perfect space for entertaining and alfresco dining, with landscaped timber sleepers and steps leading up to a mainly lawned garden. There are well-stocked borders with a variety of shrubs, various apple, pear, quince and damson trees and several secluded seating spots under established, mature trees. There is fencing along the boundaries, with a single-brick stable.









The Location

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. The village lies just 8 miles from Ratcliffe College and only 5 miles from the renowned Loughborough Schools Foundation (formerly Loughborough Endowed Schools), and there is a local bus service through the village. There is also a pharmacy, 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.

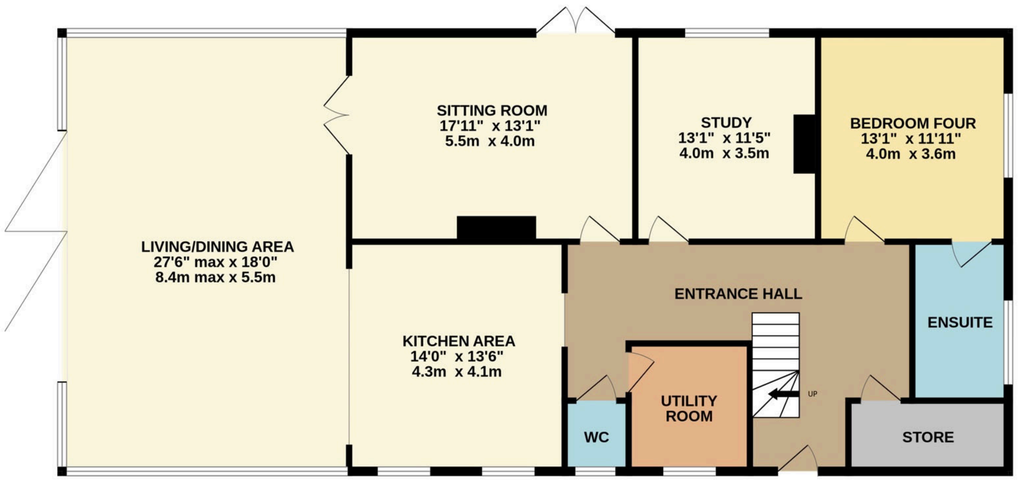
Distances

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.

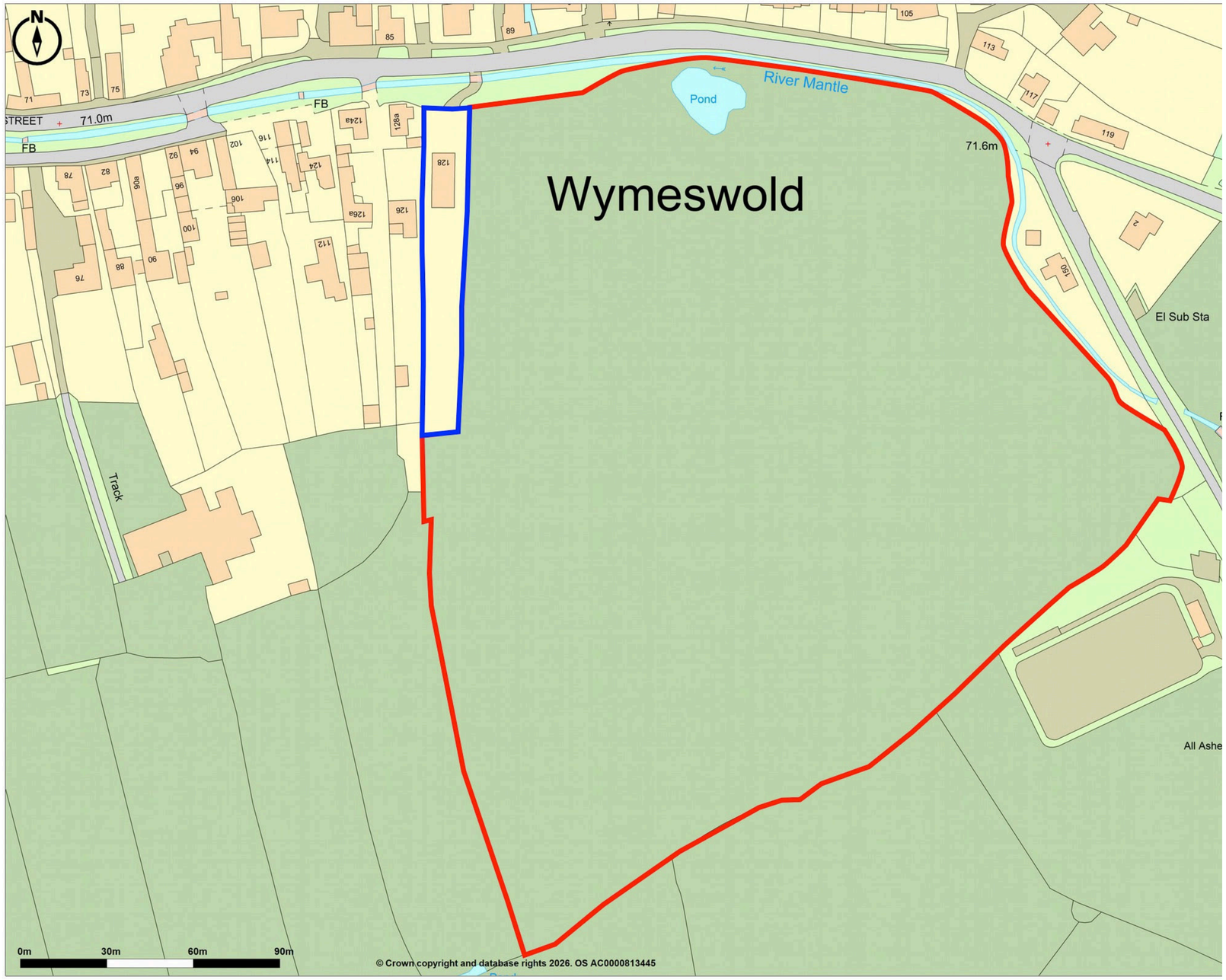
(Distances and timings are approximate).





TOTAL FLOOR AREA : 2829 sq.ft. (262.9 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: D.

Tenure: Freehold. Council Tax Band: F.

Local Authority: Charnwood Borough Council.

Agents Note

A 50% share of the neighbouring 13-acre paddock is available by separate negotiation (outlined in red on the OS map).

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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01509 278842

sales@smithspropertyexperts.com

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