



Smiths
your property experts



Maple House

The Rigsty, Quorn

- Immaculately presented detached home
- Modern build with character and charm throughout
- Floor area measuring approximately 2,600 square feet
- Generous 'living' kitchen and two further reception rooms
- Four double bedrooms and four bathrooms
- Set in a secluded position behind a private gated driveway
- Beautifully planted and thoughtfully arranged rear gardens
- Superb timber outbuilding with power and heating

General Description

Smiths Property Experts are favoured with the instruction to market this beautifully presented detached family home. Tucked away behind a private gated driveway off Woodhouse Road, Maple House occupies the largest plot within an exclusive development of just three individually built Pearson homes.

Offered with no upward chain, this exceptional property combines the efficiency of a modern build with the character, craftsmanship and attention to detail of a much older home. Set within beautifully established mature gardens, this wonderful home enjoys a private and secluded position. With accommodation approaching approximately 2,600 square feet, including four double bedrooms, three of which have en suites, ample living space and a double garage.









The Main House

A spacious and naturally light entrance hall sets the tone, with beautiful, reclaimed stone flooring, zonal underfloor heating extending throughout the ground floor, and full-height glazing flooding the space with natural light. Double doors lead into the impressive main sitting room featuring exposed beams, a brick fireplace with a hearth and matching side pedestal and a remote-controlled wood burner effect gas cast iron fire. Full-height doors open directly onto the garden.

At the hub of the home is the thoughtfully designed L-shaped 'living' kitchen. The handmade solid-wood kitchen is complemented by granite worktops, a range cooker and double Belfast sink with Grohe mixer tap, an integrated dishwasher and space for fridge-freezer. A wood-burning stove provides a supplementary heat source, while double doors open directly onto the patio.

Further ground-floor accommodation includes a separate utility room with a Belfast sink, space and plumbing for appliances. A dedicated study with a bespoke built-in dresser to provide an excellent home-working environment, and a living room.

Upstairs, a spacious landing gives way to four generously proportioned double bedrooms, all of which benefit from built-in wardrobe space; three have refitted en suites and two of the three have underfloor heating. The principal bedroom occupies the rear of the house and has a Juliet balcony overlooking the garden, as well as a beautifully appointed en suite shower room. To complete the first floor is a luxurious family bathroom featuring a freestanding antique cast-iron bath.









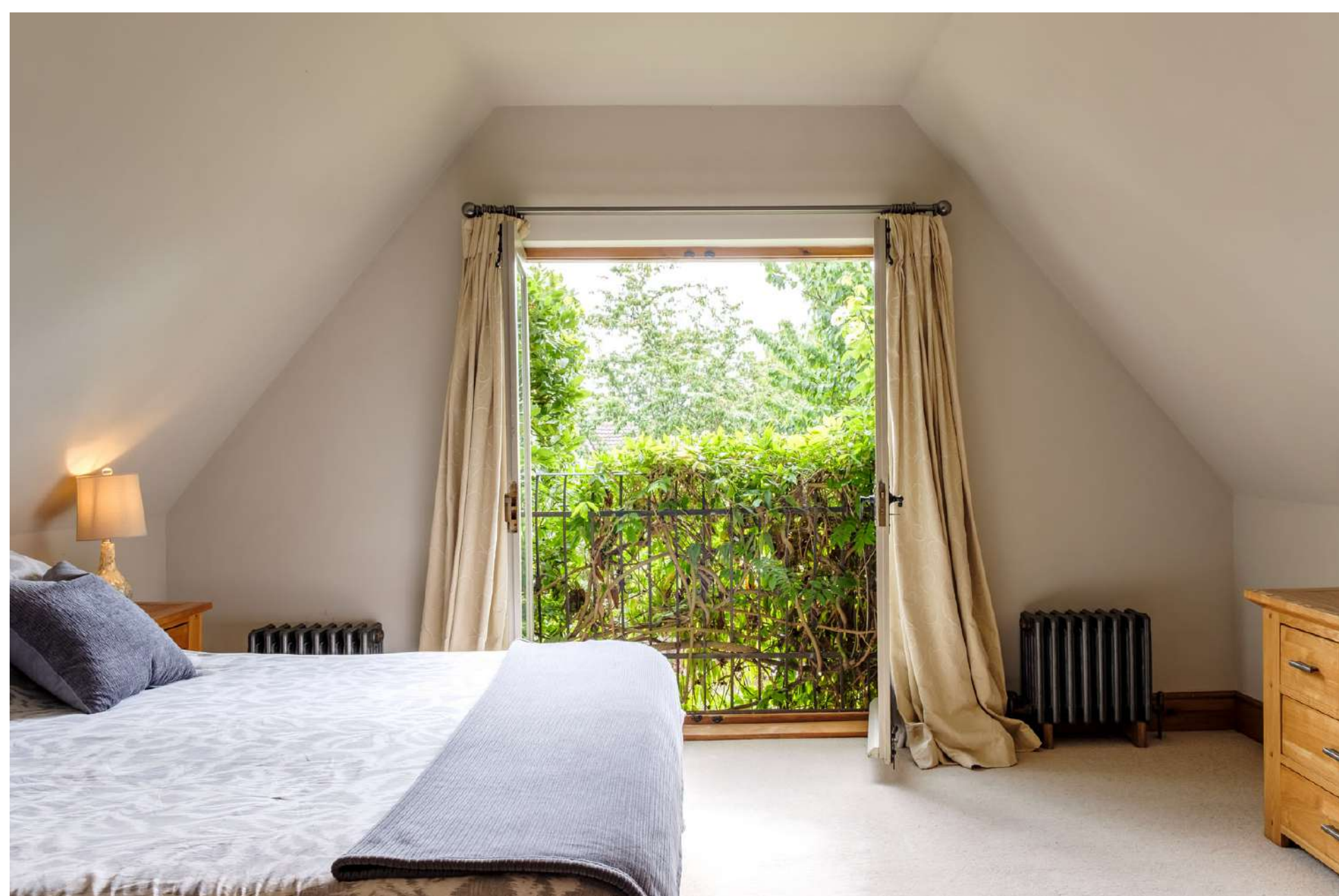
The Outside

Outside, the property is approached via a blocked paved drive and through a gate onto a private gravel driveway. Providing generous parking with an EV charger, and access to a double garage which houses the recently replaced central heating boiler. The mature gardens are undoubtedly one of Maple House's defining features. Beautifully planted and thoughtfully arranged, they offer a high degree of privacy and provide a series of areas in which to relax, entertain and enjoy the surroundings. A patio adjoins the kitchen, which wraps around towards the sitting room, providing ample space with alfresco dining; an ornamental pond has its own stream, and there is a further raised seating area.

To add a further dimension, there is a superb timber-built home office, complete with power, heating and bi-fold doors, providing a dedicated workspace away from the main house.

The Location

The property is located within this private cul-de-sac, lying just off Woodhouse Road. The settlement of Quorn is a desirable Charnwood village with a thriving community and amenities, including sought-after public houses, restaurants, coffee shops, and eateries, as well as independent shops and excellent local schooling. The beautiful Charnwood Forest, including Bradgate Park, is on your doorstep, and there are excellent transport links to nearby Loughborough and Leicester. The Loughborough Endowed Schools are also just two miles from the village.





Property Information

EPC Rating: C.

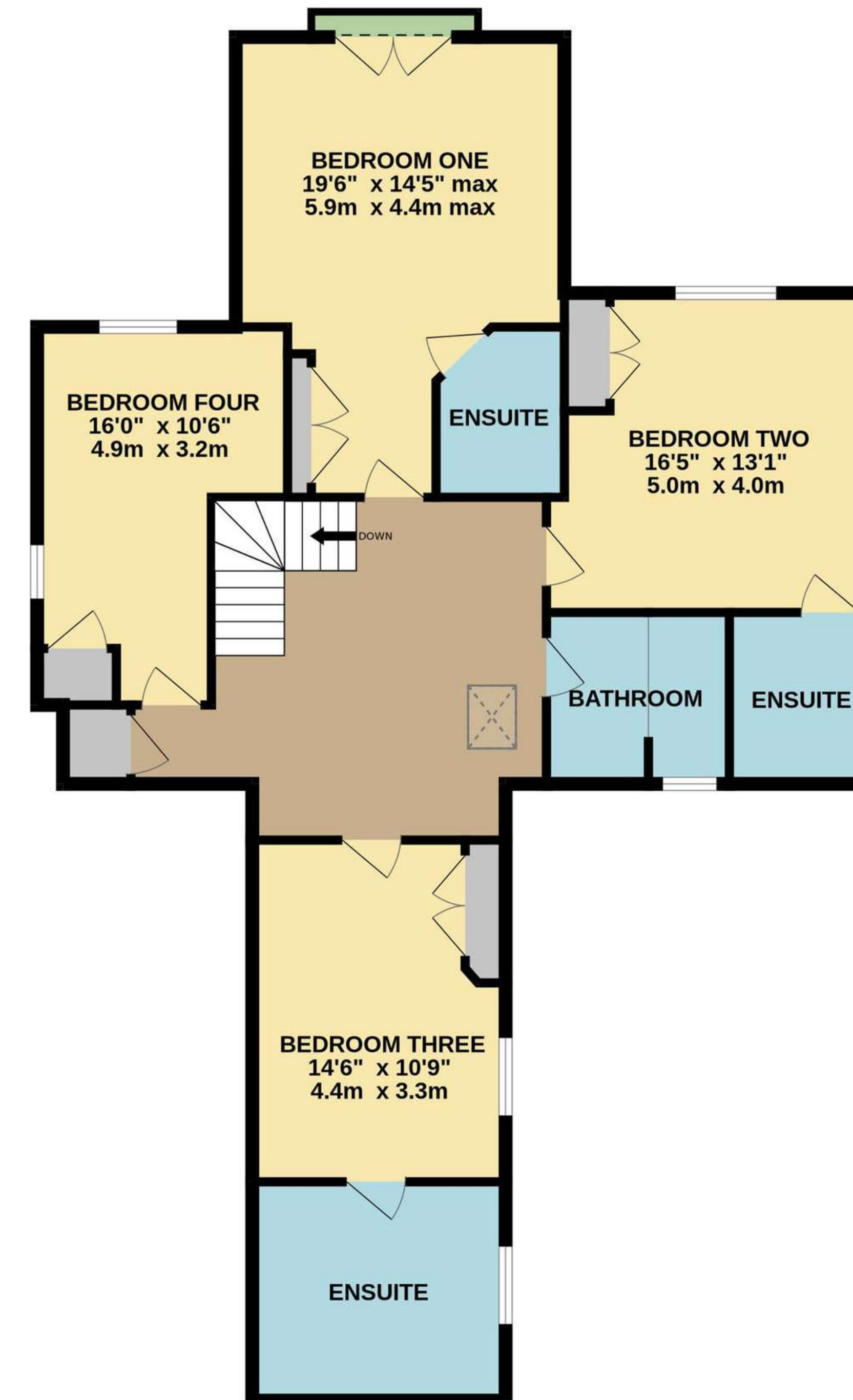
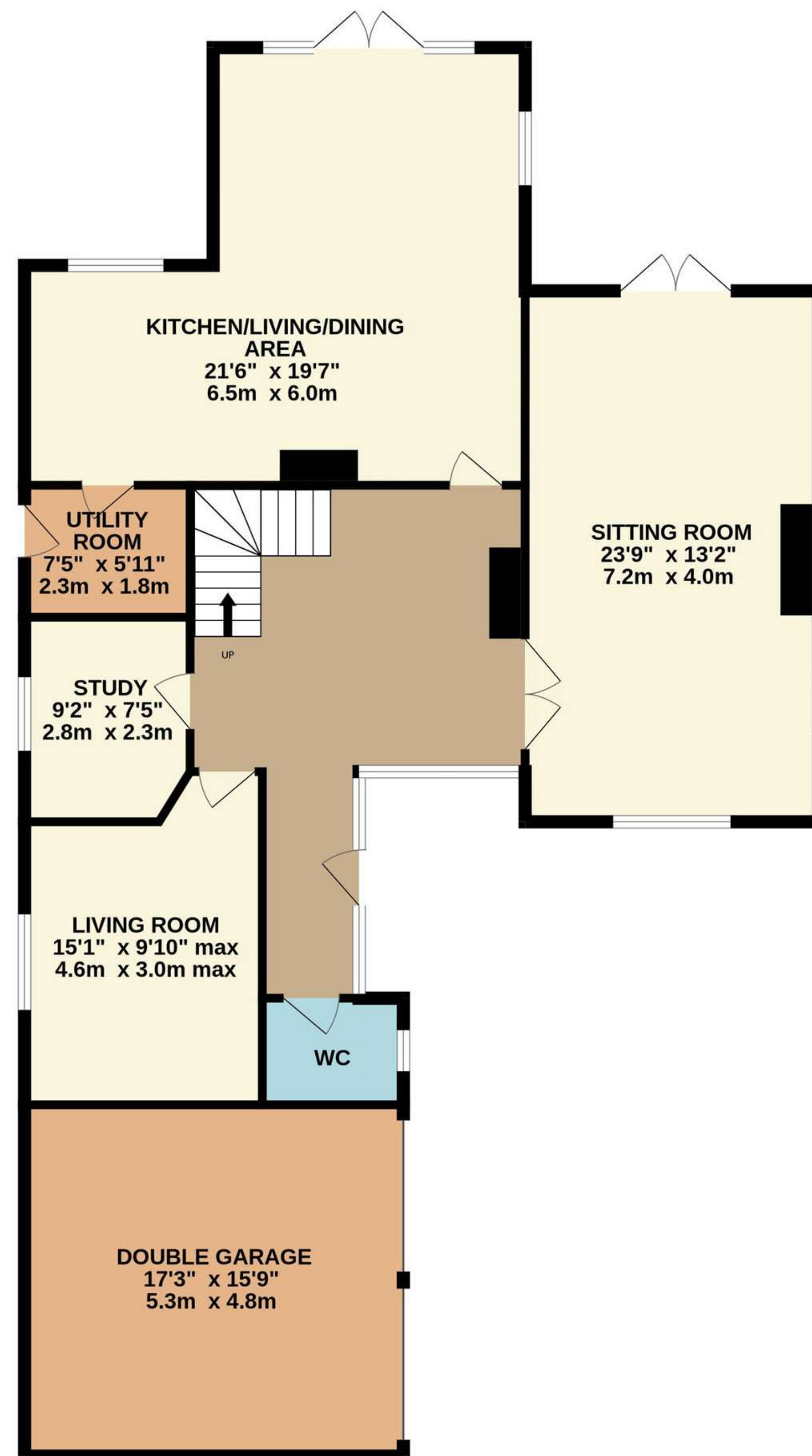
Tenure: Freehold. Council Tax Band: G.

Local Authority: Charnwood Borough Council.

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.





TOTAL FLOOR AREA : 2600 sq.ft. (241.5 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.
Made with Metropix ©2026



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



