Smiths

your property experts

Fox Yard

Main Street, Rempstone

- No upward chain
- Attractive period barn conversion
- Excellent potential to extend STP
- Generous plot set back from Main Street
- Light-filled kitchen/diner and a separate sitting room
- Three double bedrooms and a bathroom
- Spacious private driveway and a garage/carport
- Secure and private rear gardens



General Description

Smiths Property Experts offer Fox Yard to the market, this attractive barn conversion is sold with no upward chain and occupies a generous plot, elevated and set back from Main Street in the pretty village of Rempstone.

Offered to the market for the first time in generations, this is a rare opportunity to acquire a period home requiring internal modernisation in the village. There is potential to extend, subject to obtaining the necessary planning consents, with plentiful off-road parking and lawned front and rear gardens.









The Property

The property is set back from Main Street behind a generous lawned front garden. There is a private driveway to the right-hand side giving off-road parking for multiple vehicles, and leading to a large garage/carport attached to the main house. Internally, the accommodation is spacious with high ceilings and generous proportions. UPVC double-glazed and gas centrally heated throughout, there are three double bedrooms and a family bathroom, all set around a central landing. Downstairs there are two main reception rooms, namely a kitchen/diner and a sitting room. To the rear is a lobby that gives direct rear garden access and also leads to a downstairs WC. To the rear outside are private and secure lawned gardens.

Distances

Loughborough 5 miles, Melton Mowbray 12 miles, Nottingham 11 miles, and Leicester 15 miles.

Loughborough Train Station 4 miles (trains to London from 1 hour 15 minutes), and East Midlands Airport 10 miles.

Loughborough Endowed Schools 6 miles, Ratcliffe College 11 miles, and East Leake Academy 3 miles (distances and timings are approximate).

The Location

Rempstone is a pretty and historic village settlement on the Leicestershire/Nottinghamshire border. The village boasts a well-regarded pub, a village hall, and an excellent community. It is perfectly placed for commuting to Nottingham, Leicester, Loughborough, and Melton Mowbray. There is open countryside all around, and the fully serviced larger village of East Leake is just 3 miles away by car. There are excellent state and private schooling options locally.







Property Information

EPC Rating: D.
Tenure: Freehold. Council Tax Band: C.
Local Authority: Rushcliffe Borough Council.

Utilities, Rights and Restrictions

It is our understanding that the property is connected to mains electricity, gas, drainage and water. The gas boiler was installed in 2024 and is warrantied until June 2032.

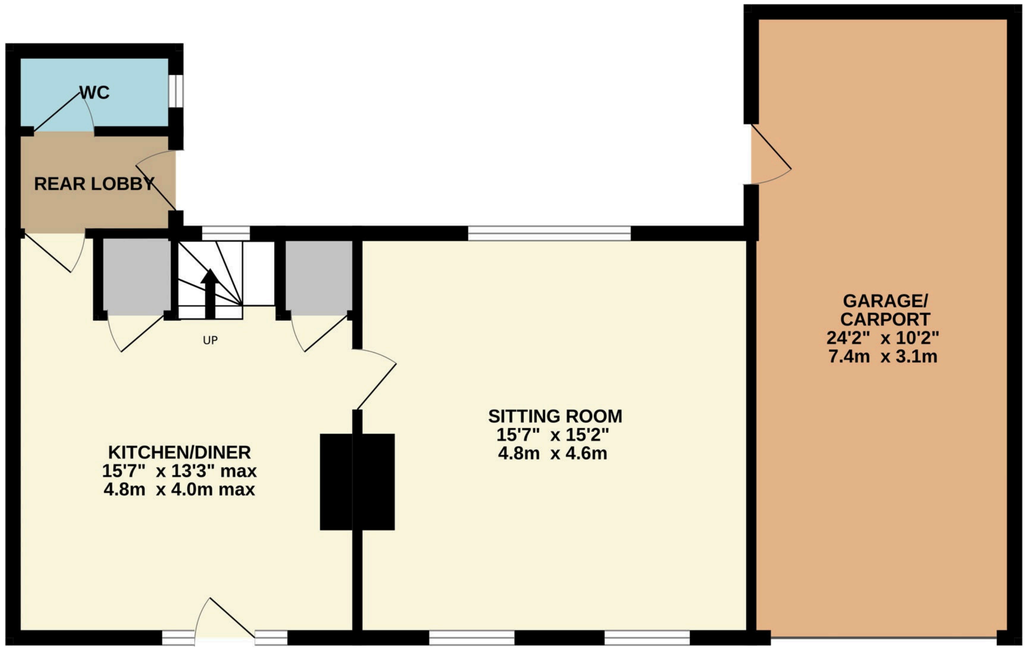
To check broadband and mobile coverage, please use the following link: https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

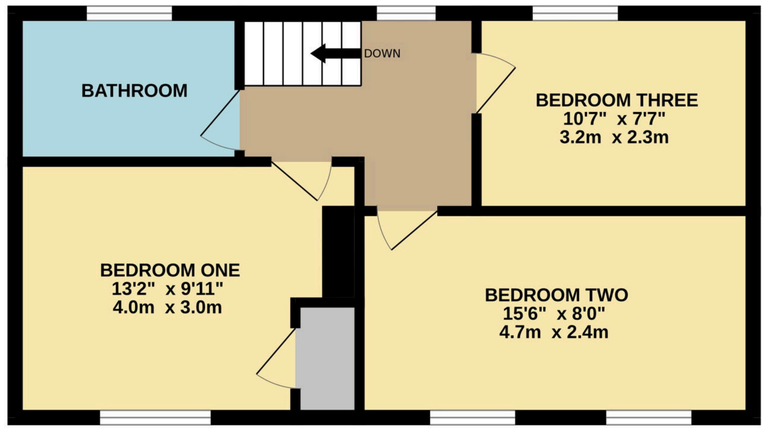
To check flood risk, please use the following link: https://www.gov.uk/check-long-term-flood-risk

The material information provided is to the best of our knowledge, having consulted with our vendor client. Please ask should you have any specific queries or consult with a representative to obtain your own legal advice.

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 : 1166 sq.ft. (108.3 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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