



Smiths  
your property experts



# Hérons Rest

Main Street, Swithland

- Exceptional stone cottage in the heart of Swithland
- Period features blend seamlessly with modern living spaces
- Grounds measuring approximately 0.3 of an acre
- Flexible layout comprising 4/5 bedrooms and 3.5 bathrooms
- Open-plan three-zoned kitchen with an AGA
- Sitting room with a wood-burning stove and bi-fold doors
- Beautifully manicured gardens with a south-westerly aspect
- Gated gravel driveway with a double open garage and a workshop

## General Description

Smiths Property Experts are favoured with instructions to market this beautiful and historic family home. Herons Rest is, in our opinion, an exceptional and rarely available stone under Reed thatch cottage. Having been meticulously and sympathetically redeveloped in recent years to represent a blend of historic period features and modern living spaces, including an open-plan living kitchen with direct garden access.

The property occupies grounds extending to approximately 0.3 of an acre, south-westerly facing to the rear, and in arguably one of Leicestershire's highest value and best regarded residential village locations. There is a private gravel-laid driveway set behind electric gates, and a substantial open double garage with a workshop/garden room to the side, all nestled within totally private gardens that enjoy the afternoon sun and a stream at the bottom.







## Main House

In the original part, the property dates back to 1844. Of exceptionally high local stone construction under a relatively recently replaced Reed thatch roof, there is no doubt that this home has wonderful kerb appeal. On the right-hand side is a private driveway with electric hardwood gates providing access to the rear. The property was subject to a schedule of first-class refurbishment, modernisation and extension works in and around 2019, and as a result, the internal living accommodation is truly special. Expect to find a beautifully curated space, laid across two floors and seamlessly blending the feel and history of the cottage with modern living spaces and high-end fixtures and fittings.

In brief, the accommodation offers flexible accommodation comprising four/five bedrooms and three and a half bathrooms, with a particularly impressive principal bedroom suite. The suite comprises a dressing room, en-suite facilities and a stunning bedroom with glazed gable and French doors leading out onto a south-facing terrace with views across the grounds.

There are up to four reception spaces, including a study, a snug, currently in use as bedroom five, and a large formal sitting room to the rear, leading out onto a south-facing terrace through glazed bi-folding doors. Of particular note is the hub of the living space, a three-zoned family living kitchen, light-filled and with more direct terrace access with bi-folding doors. The kitchen is of first-class quality, in a handmade in-frame shaker style, with an AGA range and stone worktops. The kitchen and sitting room can open up, making the space excellent for entertaining and inside/out family living. There is wet-piped underfloor heating throughout the majority of the ground floor, plentiful useful storage, and a utility/wash room.









## Gardens and Grounds

The property enjoys a prominent position in the heart of this Quintessentially English village in grounds extending to circa 0.3 of an acre. A sweeping gravel and granite set laid driveway is set behind hard wood electric gates to the right-hand side of the main house, which leads down to a purpose-built double-sized open garage with an adjacent workshop/garden room currently in use as an open entertaining area.

The gardens envelope the driveway, have a south-westerly aspect, and are fully landscaped and manicured. Terraces with fully stocked borders wrap around the main house, and there are three lawns (one artificial laid). There is a pergola with space underneath for a hot tub or similar, and a pretty timber-built summer house. To the bottom of the garden is a pretty babbling brook, and of further note is the exceptional lighting scheme showcased in our marketing that makes the garden a super spot for al fresco evening entertaining.

## The Location

Switland is a highly regarded village in the heart of the Charnwood Forest. Arguably one of the highest-value and most sought-after residential areas in the East Midlands, the surrounding countryside is stunning. Access to Leicester and Loughborough is excellent, and the village has a well-regarded primary school and a renowned gastropub/restaurant, The Griffin. There is a wide choice of independent schooling all within easy reach.





## Distances

Loughborough 6 miles, Leicester 7 miles, Derby 25 miles, and Nottingham 25 miles. Loughborough Endowed Schools 6 miles, and Ratcliffe College 7 miles. Loughborough Train Station 7 miles (Direct trains to London from 1 hour 14 minutes), and East Midlands Airport (EMA) 13 miles.

(Distances and timings are approximate).

## Property Information

EPC Rating: C.

Tenure: Freehold.

Council Tax Band: G.

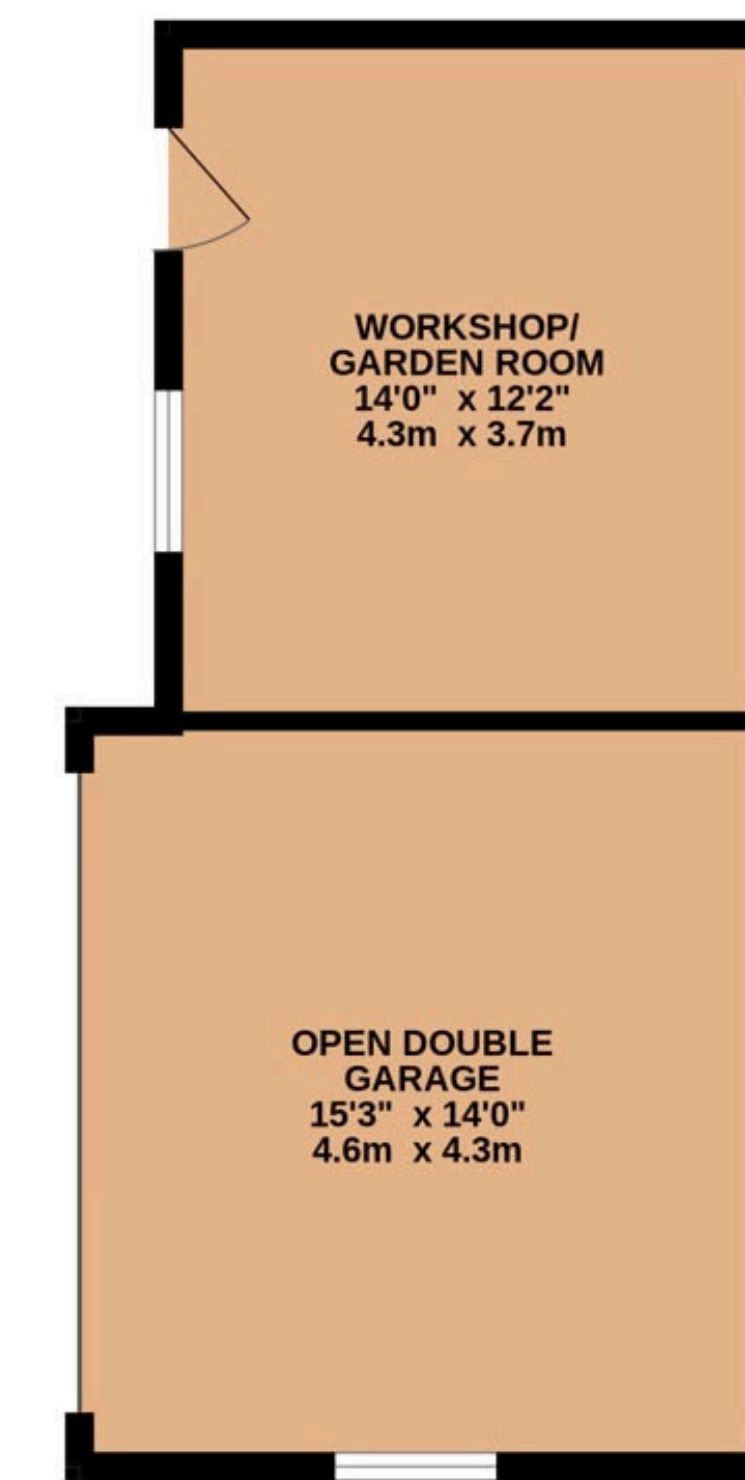
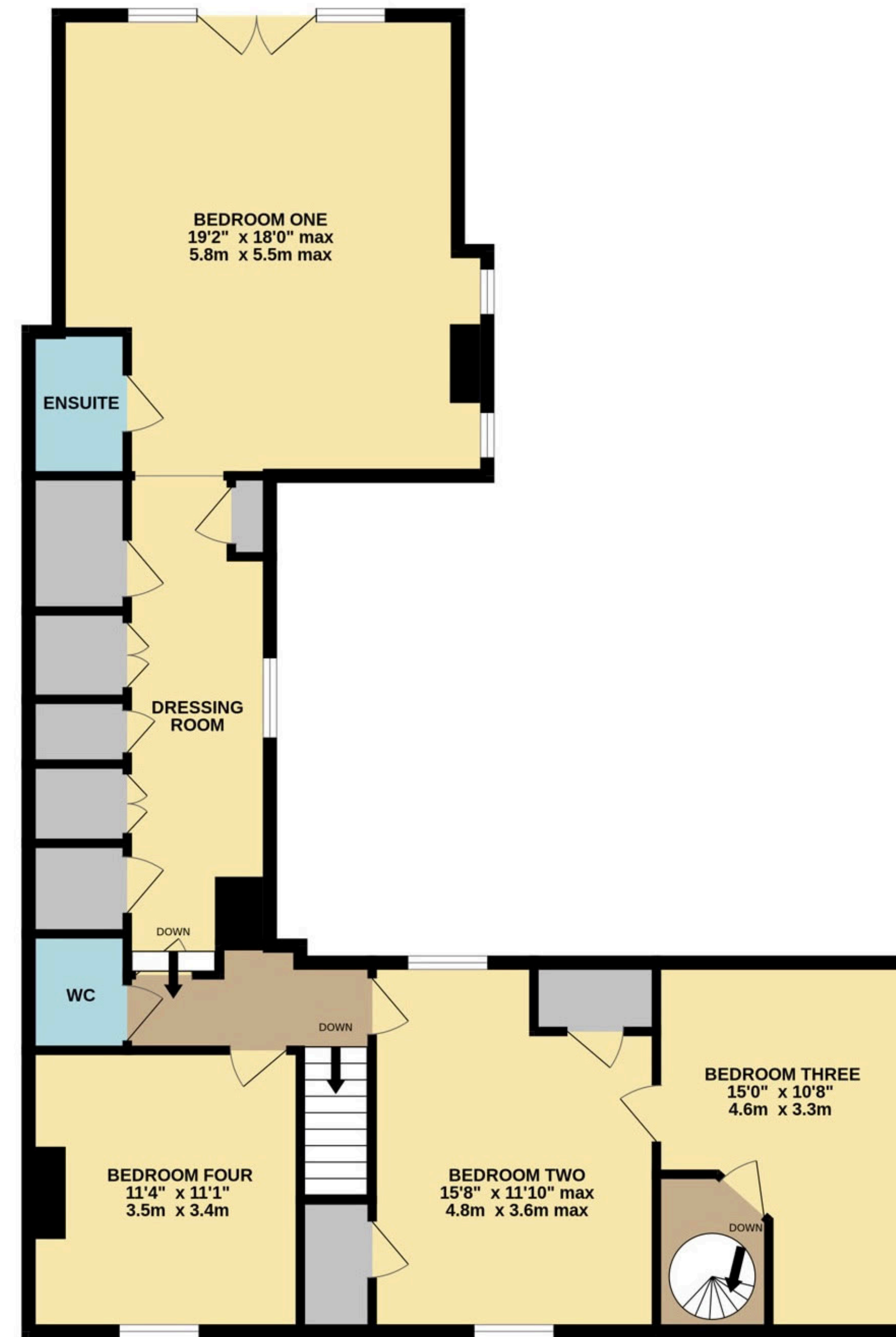
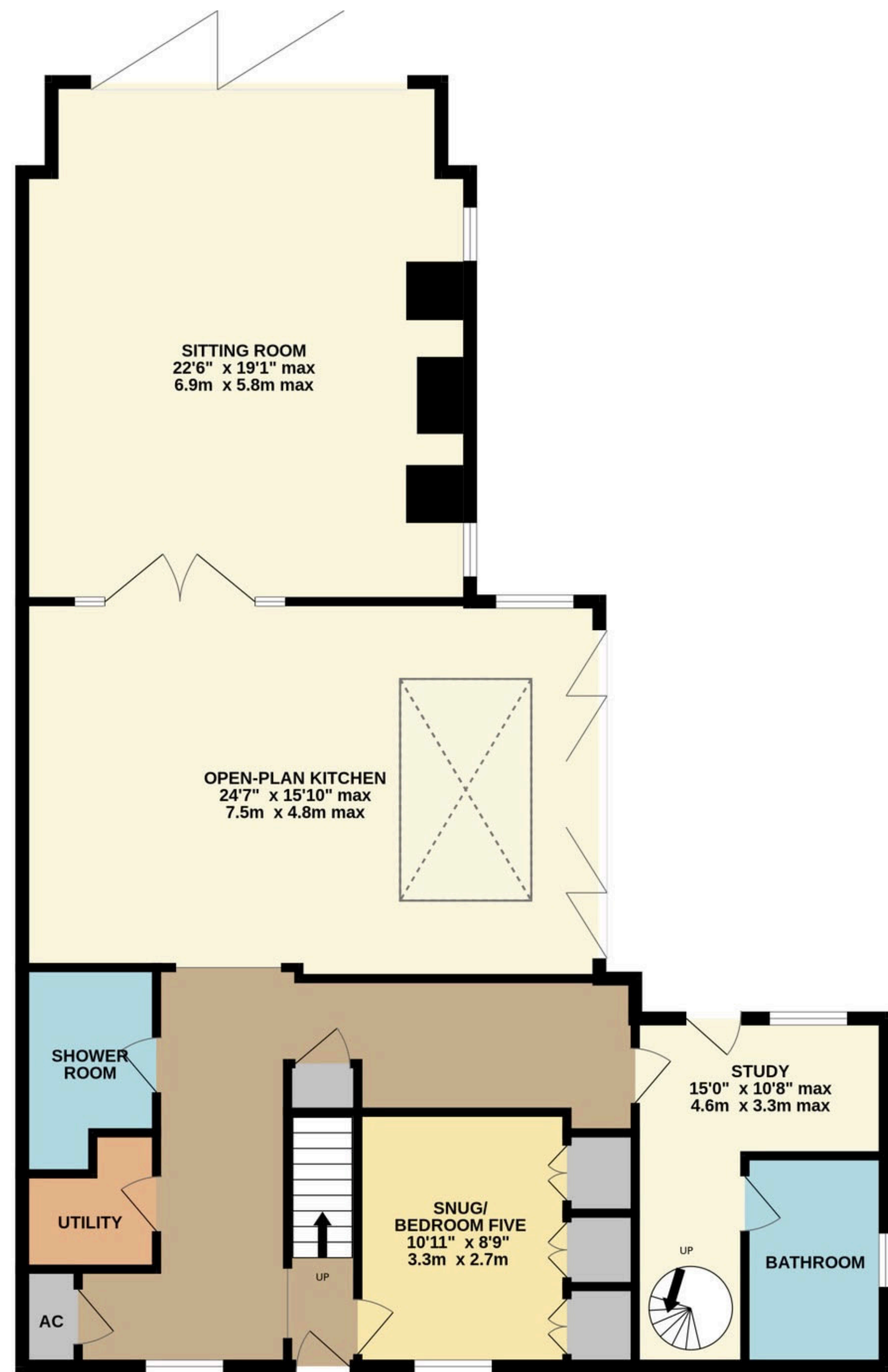
Local Authority: Charnwood Borough Council.

## 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.







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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