



THE REST, QUENIBOROUGH, LEICESTER

ASKING PRICE: £800,000





Hidden behind timber gates at the heart of Queniborough village, The Rest is a place where centuries of history and quiet village life meet in perfect balance. Dating back to 1620, this picturesque Grade II listed thatched cottage sits within beautifully established grounds extending to approximately 0.46 acres, retaining every ounce of its original character while offering the comforts of modern living.



A Timeless Arrival

Stepping through the oak front door, the entrance hall immediately sets the tone for The Rest. Terrazzo tiled flooring lies beneath exposed beams and trusses, their aged timbers quietly telling the story of a home that has stood since 1620. Light settles softly across the space, drawing you inward, while the solidity of the structure and warmth of the materials create an unmistakable sense of welcome.

Rooms Shaped by History

From the hall, the principal reception rooms unfold with character and intimacy. The dining room is rich with heritage, its heavily beamed ceiling and leaded light windows framing views to the front, a space made for lingering suppers and conversation. The sitting room balances comfort and craftsmanship: original beams overhead, a brick fireplace with inset living flame fire at its heart, alcoves with built-in shelving and a multi-paned window opening onto the rear gardens. The lounge offers a slightly different rhythm, where a dog-grate fireplace and slate hearth anchor the room, and a graceful multi-paned bow window draws the garden closer still. Original doors and leaded glazing throughout allow the house to breathe with light while preserving its authentic soul.







The Heart of the Home

At the centre lies the dining kitchen, a space that feels gently evolved rather than newly imposed. Original cupboards and drawers sit alongside solid oak and tiled work surfaces, a Belfast sink beneath multi-paned windows, and a traditional range cooker forming the natural focal point. Beamed ceilings and tiled floors reinforce the cottage's heritage, while the adjoining pantry—with its original thrawl, shelving and beams—adds both charm and practicality. A door opens directly to the gardens, making this a kitchen designed for daily life flowing easily outdoors.

Quiet Corners & Everyday Practicality

A cloakroom and separate WC are tucked discreetly away, rich with beams and cottage details, while an inner hall reveals the return staircase rising to the first floor. Every space feels purposeful yet unhurried, shaped by centuries of living rather than modern haste.





The Plumbers Rest

Beyond the main accommodation, a self-contained annex introduces welcome flexibility. The garden room, with its multi-paned French doors, is filled with natural light and can serve as a sitting room, bedroom or guest retreat. A kitchenette and separate shower room complete the space, making it ideal for extended family, visitors or independent living, all while remaining connected to the main house. This space also benefits from under floor heating.

Restful Upper Rooms

Upstairs, exposed trusses and beams define the landing, where light filters in through multi-paned windows. The principal bedroom enjoys built-in wardrobes and an en-suite bathroom, its low beams enhancing the sense of age and intimacy. Three further double bedrooms each carry their own character—ornate fireplaces, original cupboards, vanity sinks and beamed ceilings—served by a beautifully appointed family bathroom with a roll-edge hip bath and separate shower. These are calm, grounding rooms, designed for rest and retreat beneath centuries-old timbers.





Gardens That Unfold Gently

Outside, the grounds extend to approximately 0.46 acres, a true highlight of The Rest. Set back from Main Street, the property is approached via a cobbled driveway leading to



a double tandem garage. Lawned gardens, flagstone patios and perennial borders weave around ornamental features, including a half-moon pond, a central walnut tree and brick pathways guiding you through wrought iron gates to further garden spaces. An outdoor swimming pool, heated by solar panelling discreetly positioned above the garage and stores, adds a rare sense of leisure, while open paddock land beyond lends a feeling of space and openness rarely found at the heart of a village.

A Home Rooted in Time

Grade II listed and rich with original detail, The Rest is a four-bedroom thatched cottage where craftsmanship, comfort and character coexist effortlessly. Substantially double glazed and centrally heated, yet entirely respectful of its origins, it is a home shaped slowly by time—offering privacy, flexibility and a deep sense of place at the very centre of Queniborough village.



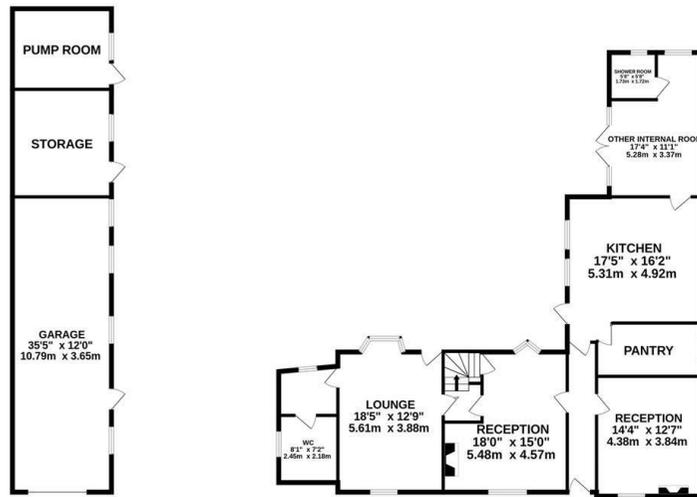
Key Features:

- Grade II listed thatched cottage dating from 1620
- Four double bedrooms with period character throughout
- Heart of Queniborough village, set back behind gates
- Three reception rooms plus dining kitchen
- Self-contained annex ideal for guests or family
- Gardens extending to approx. 0.46 acres
- Solar-heated outdoor swimming pool
- Cobbled driveway and double tandem garage

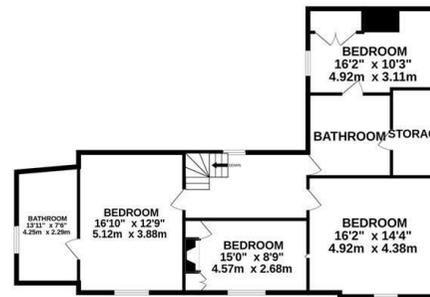


REZIDE

GROUND FLOOR
2024 sq.ft. (188.0 sq.m.) approx.



1ST FLOOR
1105 sq.ft. (102.6 sq.m.) approx.



TOTAL FLOOR AREA : 3129 sq.ft. (290.7 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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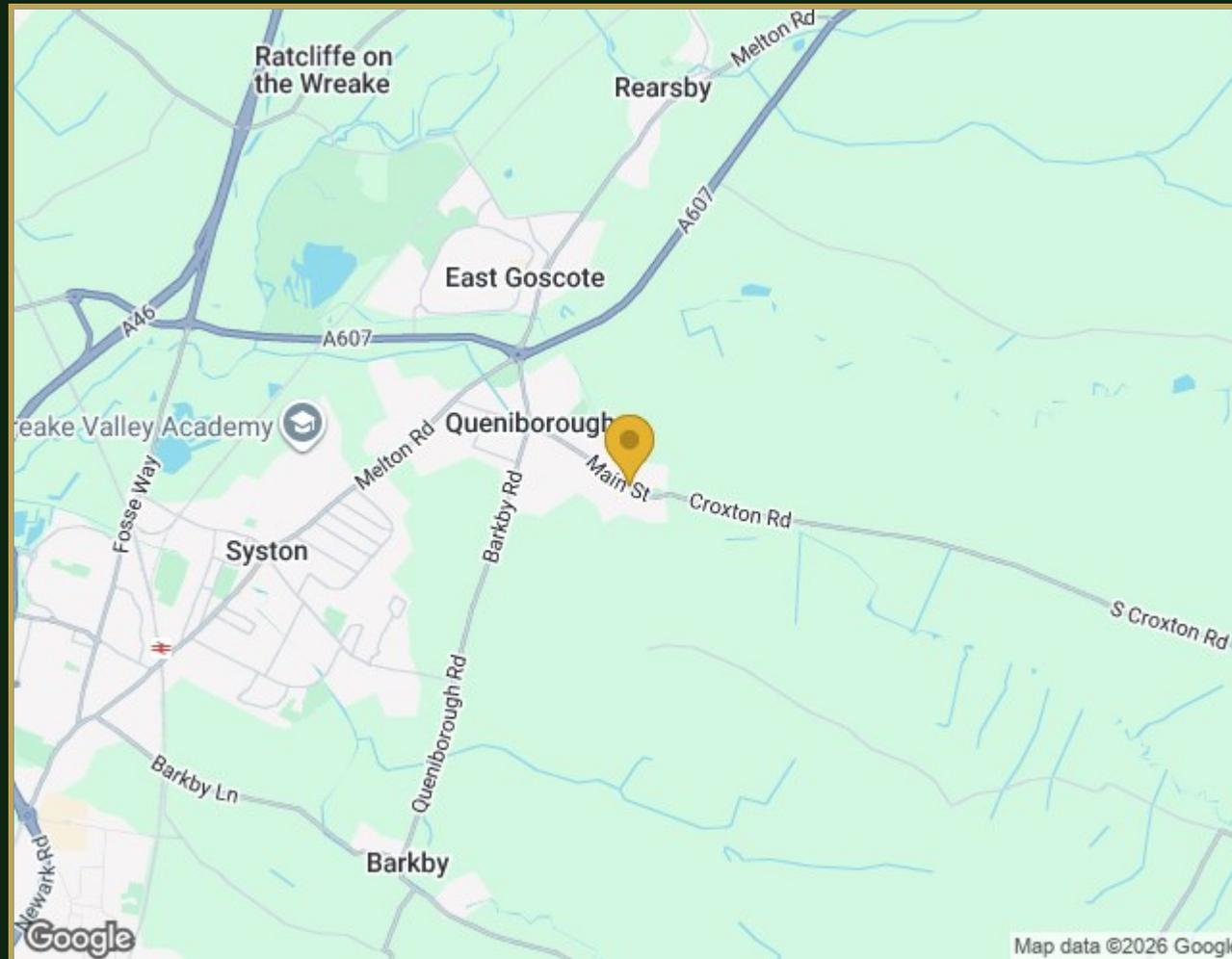


2486.48 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC	

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Property Location



The Rest, 80 Main Street, Queniborough, Leicester, LE7 3DA