



Smiths
your property experts

The Stable

Frisby on the Wreake

- No upward chain
- Beautiful 'turnkey' period cottage
- Situated in the heart of this pretty village
- Light-filled living space with period charm and features
- Beautiful shaker-style kitchen with direct garden access
- Two good-sized bedrooms and a shower room
- Low-maintenance private courtyard gardens
- Allocated off-road parking

General Description

Smiths Property Experts offer to the market with no upward chain this beautiful period cottage, set in the heart of the pretty village of Frisby on the Wreake. The property is a stable conversion and has been lovingly improved by the current owners, offering a rare opportunity to acquire a 'turnkey' period home at this price point. The property benefits from low-maintenance courtyard gardens and off-road parking.





The Property

The cottage is absolutely beautiful. Presented in excellent condition and offering a seamless blend of light-filled living space and period charm and features, including a stunning Georgian front elevation, sliding sash windows, and exposed timber beams.

The accommodation is cleverly laid out and offers two good-sized bedrooms and a modern shower room upstairs, as well as a generous main reception/living room, WC, and beautiful shaker-style kitchen with direct garden access downstairs.

The Outside

The property occupies a prominent position on the quaint Main Street in the village. To the rear is allocated off-road parking via a shared driveway to the left hand side, and there are private courtyard gardens to the rear with a useful covered area off the kitchen.





The Location

Frisby on the Wreake is a quintessentially English village surrounded by beautiful countryside in the Wreake Valley, East Leicestershire. Nottingham, Leicester, Loughborough, and Melton Mowbray are within easy reach. There is a direct London St Pancras line from Melton station. The village boasts an excellent public house and primary school and has a lovely community. The highly regarded independent school Ratcliffe College is also easily accessible.

Property Information

Grade-II Listed. EPC Rating: E.

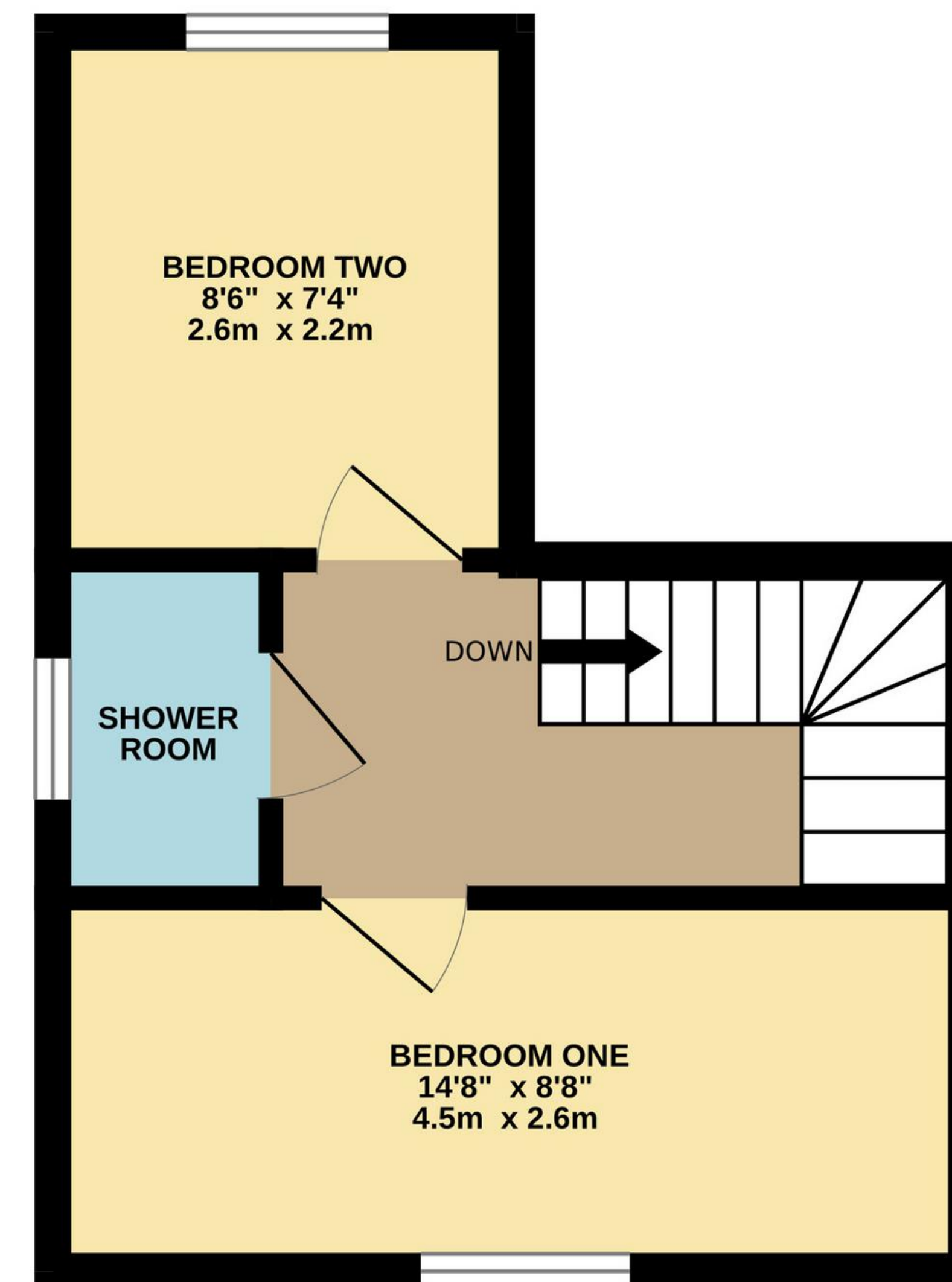
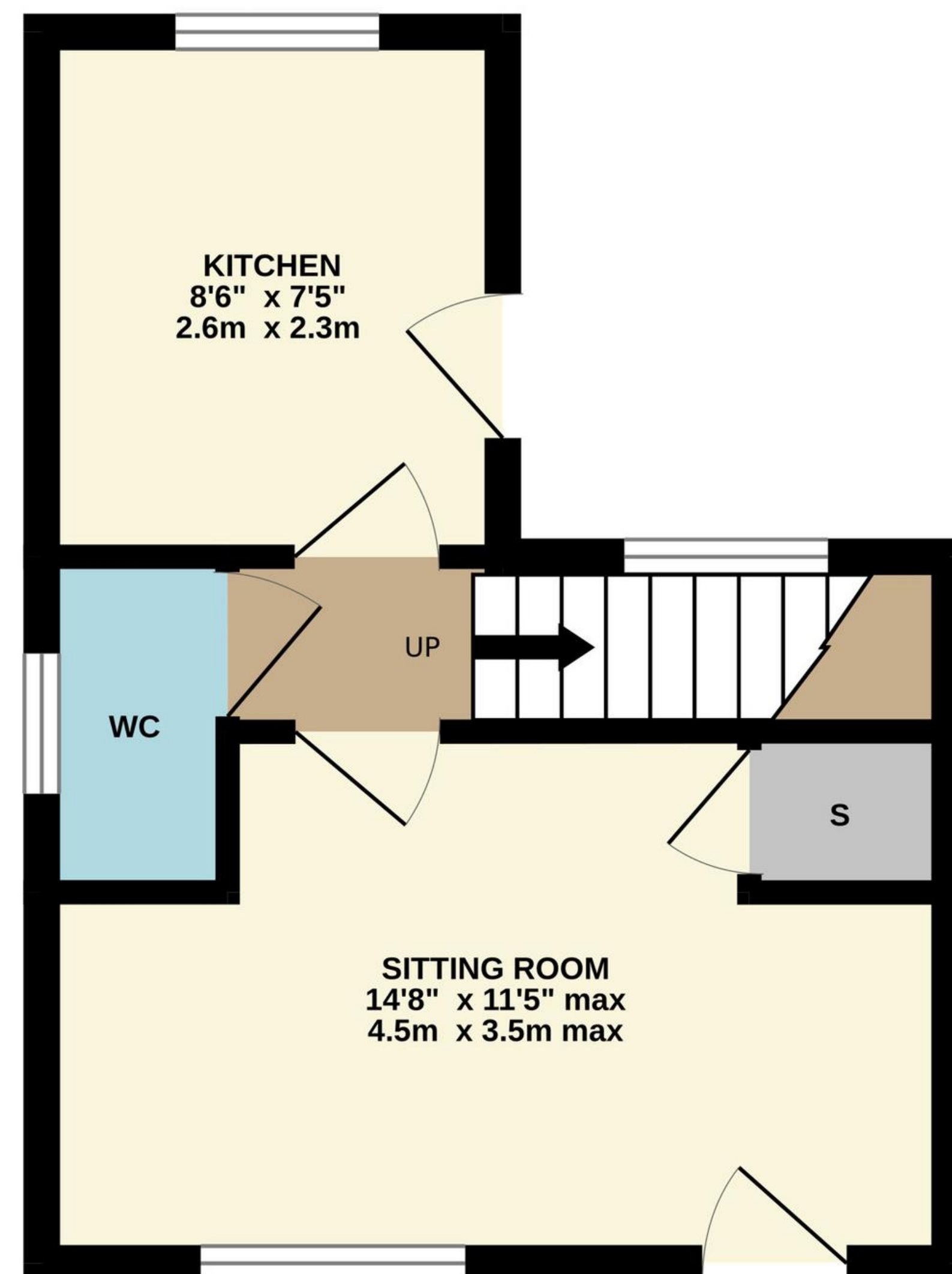
Tenure: Freehold. Council Tax Band: B.

Local Authority: Melton 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 : 460 sq.ft. (42.8 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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