



 SPREY
PROPERTY

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Main Street, Barsby
£325,000



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This charming, detached cottage presents a truly rare opportunity – having been in the same family for over 100 years. The property was meticulously refurbished to an exceptional standard in 2012, sympathetically blending modern comforts with original character features, with potential for further development too. Offered for sale with no onward chain.

Originally the property was the 'Shoulder of Mutton' public house and converted into The Cottage c. 100 years ago.

Set back from the road, the cottage makes an immediate impression with its generous green front garden and timeless façade. Step through the front door into a welcoming central hallway, offering access to both the rear garden and gravel driveway.

To the left, a wooden door opens into the main reception room, a wonderfully bright and airy space enhanced by dual-aspect windows and elegant French doors leading out to the garden. This room was converted in 2012, and developed into additional living space, presenting a versatile array of usages for the next owners.

To the right lies the heart of the home – a spacious kitchen-diner, full of rustic charm with exposed original beams and contemporary fittings. Beyond this and through the characterful wooden door you'll find the second reception room or snug, a serene and versatile room complete with a wood-burning stove – perfect for guests or as a cosy snug.





Stairs from the kitchen-diner lead to the first floor, where two further double bedrooms boast high ceilings and an abundance of natural light. A three-piece family bathroom completes the upstairs accommodation.

Externally, the property continues to impress, offering a gravel driveway with spacious parking and an attractive yet manageable garden framed by mature shrubs and flowering borders – a haven for gardeners and outdoor enthusiasts alike.

Combining the warmth of history with modern refinements, The Cottage is a true gem. Early viewing is highly recommended to avoid disappointment.

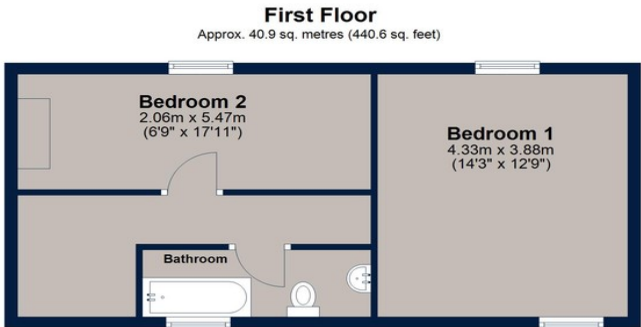
Tenure: Freehold
All Mains Services Connected
Council Tax: Band D
EPC : D

LIVING ROOM: 5.27m x 4.42m (17'3" x 14'6")
KITCHEN / DINER: 4.33m x 4.48m (14'3" x 14'8")
BEDROOM 3: 4.33m x 4.52m (14'3" x 14'10")
BEDROOM 1: 4.33m x 3.88m (14'3" x 12'9")
BEDROOM 2: 2.06m x 5.47m (6'9" x 17'11")
BATHROOM:





Main Street, Barsby



Total area: approx. 108.9 sq. metres (1171.7 sq. feet)

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Melton
Leicestershire, LE13 1AE
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Barsby benefits from a strong local community and is just a short drive from the neighbouring villages of Ashby Folville and Gaddesby, both offering traditional pubs and village amenities. For more extensive services, the nearby market town of Melton Mowbray is just 15 minutes away, while Leicester city centre can be reached in under 30 minutes by car, offering mainline rail links to London and beyond.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements