



Hollow Lane, Frisby on the Wreake

£390,000





Rarely do homes with such rich heritage come to the market. In the same family for at least three generations, Rose Cottage now awaits its next custodians. Nestled in the picturesque Leicestershire village of Frisby on the Wreake, this charming three-bedroom detached cottage is steeped in character and set on a generous plot with mature gardens, outbuildings, and a double carport.

The property is approached via an expansive front garden, with a more private rear garden offering a peaceful retreat. Inside, you are welcomed into a central hallway from which all ground floor accommodation is accessed.

To the left is a spacious living room featuring a striking fireplace and original picture rail, perfect for cosy evenings. To the right, a well-proportioned dining room finished in neutral tones offers an ideal setting for entertaining. The kitchen, with its exposed beams and generous space for dining, lies to the rear, adjacent to a two-piece shower room. A well-positioned conservatory overlooks the rear garden, offering a bright and tranquil space to relax.

Upstairs, a spacious landing leads to three neutrally decorated bedrooms, all benefitting from built-in storage. A three-piece family bathroom with dual-aspect windows completes the first floor.

Externally, the gardens are a true highlight-featuring established trees, shrubs, gravelled seating areas, and a well-maintained lawn, offering year-round interest and privacy. The brick-built outbuilding provides ample storage and potential for conversion (STPP). A double carport sits conveniently to the side of the property.





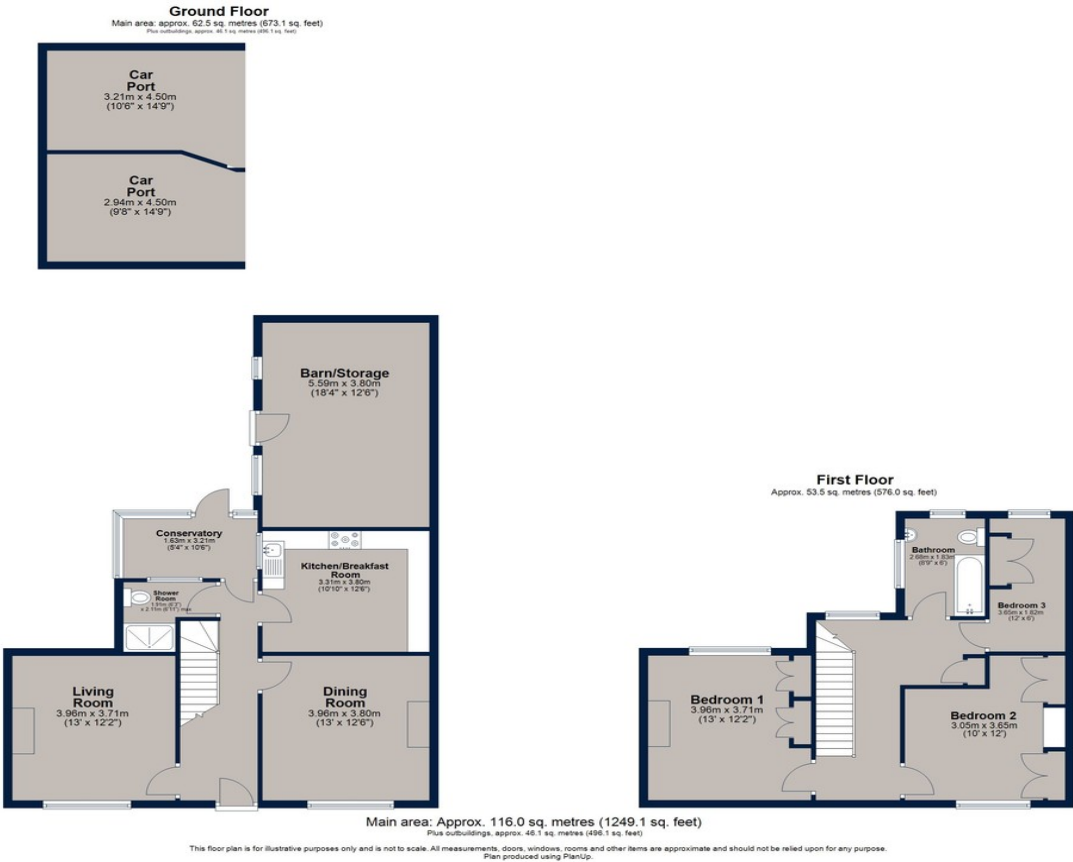
Rose Cottage presents a rare chance to acquire a much-loved home in a sought-after village setting, offering both charm and potential in equal measure.

All Mains Services
Tenure: Freehold
Council Tax Band: F
EPC Rating: D





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Frisby on the Wreake is a charming Leicestershire village offering a traditional pub, a well-regarded primary school, and beautiful countryside walks. Just 3 miles from Melton Mowbray, it provides easy access to shops, rail links, and secondary schools, with Leicester and Oakham also nearby. A peaceful yet well-connected rural setting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

