



Baggrave End, Barsby
Offers Over £585,000





This delightful, very well-maintained detached cottage offers the perfect blend of traditional charm and timeless character. With its picturesque thatched roof and double-fronted bay windows, this home is the very definition of chocolate-box appeal, offering picture-perfect aesthetics and a truly welcoming presence.

Upon entering, you're welcomed into a spacious living room, featuring exposed original beams and brickwork, complemented by real wood flooring. A bay window bathes the room in natural light, while a multi-fuel stove provides a warm and inviting focal point.

The sitting room continues the theme of character and comfort, flowing seamlessly into the dining area – perfect for entertaining or family gatherings. The dining room is generously sized and flooded with light from the adjoining conservatory, which offers a tranquil view of the garden.

The bespoke kitchen is fitted with handcrafted cabinetry and luxurious granite work surfaces, offering ample storage and preparation space. Every detail has been thoughtfully designed and tailored for the current owners, resulting in a space that is both practical and elegant. This leads through to a well-appointed utility room with a WC.

At the rear, the conservatory is ideal for enjoying the garden year-round and connects to a versatile office space – ideal for remote working or hobbies.





Upstairs, the property offers five well-proportioned bedrooms, two of which include built-in storage. The principal bedroom benefits from its own wood-burning stove, creating a cosy and restful retreat. Each room is tastefully decorated in soft, neutral tones. The family bathroom has been finished to a high standard and features bespoke units crafted specifically for the home, alongside a full-sized bathtub and a walk-in shower.

Externally, the property boasts a beautifully landscaped, low-maintenance garden with a range of seating areas perfect for outdoor dining or relaxation. A charming garden room, also fitted with a wood-burning stove, offers an inviting space to unwind on cooler evenings. Additional features include a brick-built pizza oven and space for a hot tub – ideal for summer entertaining. There's also a handy shed and a spacious driveway with a garage providing ample off-street parking.

This is a rare opportunity to acquire a unique and lovingly maintained home. Early viewing is highly recommended to fully appreciate everything it has to offer.

Tenure: Freehold

All Mains Services Connected

Council Tax: F

EPC : D







DIMENSIONS

LIVING ROOM – 4.03m x 4.58m (13'3" x 15'0")

SITTING ROOM – 5.03m x 3.75m (16'6" x 12'4")

DINING ROOM – 2.81m x 4.83m (9'3" x 15'10")

KITCHEN – 3.58m x 4.02m (11'9" x 13'2")

UTILITY –

WC –

CONSERVATORY – 3.70m x 3.11m (12'2" x 10'2")

CONSERVATORY/OFFICE – 2.78m x 2.92m (9'1" x 9'7")

GARAGE – 4.72m x 3.04m (15'6" x 10'0")

BEDROOM – 4.56m x 2.08m (15'0" x 6'10")

BEDROOM – 3.69m x 2.63m (12'1" x 8'8")

BEDROOM – 3.17m x 4.05m (10'5" x 13'3")

BEDROOM – 3.28m x 3.75m (10'9" x 12'4")

BEDROOM – 2.41m x 2.68m (7'11" x 8'9")

BATHROOM –

VILLAGE LIFE

Nestled in the heart of the Leicestershire countryside, Barsby is a picturesque and peaceful village offering the best of rural living while remaining well connected. Surrounded by rolling fields and natural beauty, the village is home to an abundance of wildlife – from deer and hares to a variety of native birds – making it a haven for nature lovers and outdoor enthusiasts.

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.

Families are well served by excellent local schooling options, including well-regarded primary schools in Gaddesby and Great Dalby and secondary schools and colleges in Melton Mowbray, Leicester and Loughborough.

Barsby offers a rare combination of countryside tranquillity, vibrant community spirit, and convenient access to essential amenities – a truly special place to call home.

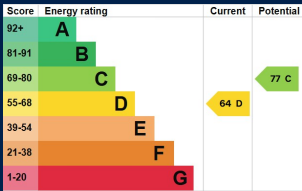




Baggrave End, Barsby



Charming five-bedroom
thatched cottage with
chocolate-box appeal.
Featuring original beams, wood
floors, and spacious living
areas, including a conservatory
and office. Landscaped garden,
garage, and driveway. A unique
blend of character and comfort
in a picture-perfect setting.



Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

