

# Holden's

A Modern Estate Agent



6 Meynell Road, Loughborough, LE12 8BG

£795,000

Set along the charming and highly sought-after Meynell Road in the heart of Quorn, Meynell Cottage is a period home that forms part of a distinguished character residence, shared with the neighbouring Meynell Lodge. Boasting an array of modern but characterful living spaces arranged over two floors, an outdoor studio, double garage and off road parking for multiple vehicles all whilst being situated on a large South West facing plot.

## Summary

Arranged over two well-proportioned floors, Meynell Cottage offers spacious and flexible accommodation that combines historical charm with modern practicality. Period features, such as timber-framed windows in keeping with the original property, an original Swithland and Welsh slated roof, and decorative open fireplaces, are thoughtfully retained and celebrated throughout.

### Lounge (17'4 x 13'9)

A bright and welcoming space featuring timber-framed windows to the front and a wooden door to the rear, opening onto the garden's patio area. The log burner set into the fireplace adds a cosy focal point, while low-level wall lighting, TV and socket points offer everyday practicality. Doors connect to the dining room.

### Dining Room (12'4 x 10'4)

With its traditional open fireplace and French doors leading to the patio, this room is perfect for family meals or relaxed entertaining. The neutral décor and soft carpeted floor enhance the warm and homely atmosphere.

### Open Plan Kitchen / Reception Room (16'6 x 15'7)

This superb open-plan space is ideal for modern living and entertaining. Underfloor heating runs throughout, complementing the sleek white gloss units, chrome sink with mixer tap, and integrated appliances. A central island adds both style and functionality, while windows to the front and side allow natural light to pour in. The adjoining reception area features a stunning open fireplace with reclaimed bricks from the original property and a log burner. Timber double doors open directly onto the rear patio and garden.

### Reception Room (16'10 x 11'11)

A light-filled space with high ceilings and Velux windows that create a bright, airy ambiance. A log burner provides a warm focal point, while wooden doors open directly onto the garden. Windows to both the front and rear elevations feature stylish white internal shutters.

### Downstairs WC

Comprising a low-level WC and wash hand basin, conveniently located for guests.

### Utility Room

Accessed via a wooden door to the side elevation, the utility room offers practical storage and laundry space, keeping the main living areas clutter-free.

## First Floor Accommodation

### Principal Bedroom (16'11 x 11'8)

A generous and peaceful master suite, featuring timber-framed windows to the rear and additional side-facing windows offering views towards the River Soar. The room is carpeted for comfort and benefits from its own private en-suite.

### En-Suite to Principal Bedroom (6'1 x 5'5)

Tastefully designed with contemporary tiling, the en-suite features a walk-in shower, modern vanity unit with integrated basin, and low-level WC.

### Bedroom Two (13'7 x 9'9)

A well-sized double room positioned to the rear, offering quiet surroundings and pleasant garden views—ideal for guests, or a home office.

### Bedroom Three (11'3 x 10'2)

Set to the front elevation, this charming bedroom benefits from original timber-framed windows, carpeted flooring, and a single radiator, making it a comfortable and versatile space.

### Bedroom Four (10'6 x 8'2)

Overlooking the rear garden, this bright room features classic timber windows, quality carpeting, and neutral décor. It's perfect as a bedroom, nursery, creative studio or study.

### Family Bathroom

Full of character, the bathroom features black and white checkerboard flooring, part-tiled beige walls, a freestanding bathtub with black panel, pedestal sink, WC, and a separate enclosed shower. A front-facing window allows in plenty of natural light.

### Exterior & Gardens

The gardens at Meynell Cottage are a standout feature, offering privacy, maturity, and a truly tranquil setting:

#### South West -Facing Rear Garden

Landscaped for both aesthetics and functionality, the rear garden features a paved patio area ideal for al fresco dining and entertaining. A gravelled section leads to a well-kept lawn surrounded by mature shrubs and a range of fruit trees. Log storage is neatly tucked away, and a side path provides gated access to the front of the home, along with discreet bin and wood storage areas.

#### Summer House & Pottery Studio

Nestled at the bottom of the garden is a beautifully maintained summer house and a versatile

outbuilding, currently used as a pottery studio. Fully equipped with power and lighting, this flexible space could easily serve as an art studio, gym, games room, or home office. It has its own private entrance via the garden.

#### **Garage, Parking & Access**

To the rear of the property, a double garage—recently re-roofed and fully fitted with modern electrics and lighting—provides excellent secure parking or storage. The garage is accessed via a shared private driveway from Soar Road, as well as directly from the garden.

In addition to the garage, there is off-road parking for four vehicles, making this a highly practical home for modern family living.

#### **Location**

Situated in the vibrant and historic village of Quorn, Meynell Cottage enjoys a peaceful position while being just a short walk from a wide range of local amenities. The village offers excellent schools, independent shops, charming pubs, and well-regarded restaurants. Its proximity to the A6 provides easy access to Loughborough, Leicester, and other surrounding towns and countryside destinations.

Meynell Cottage is a rare and elegant Grade II listed home that seamlessly blends heritage, character, and comfort. With its versatile living space, idyllic gardens, and sought-after location, this is an exceptional opportunity to own a piece of Leicestershire's architectural history.

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Floor Plan

Ground floor:



First Floor:



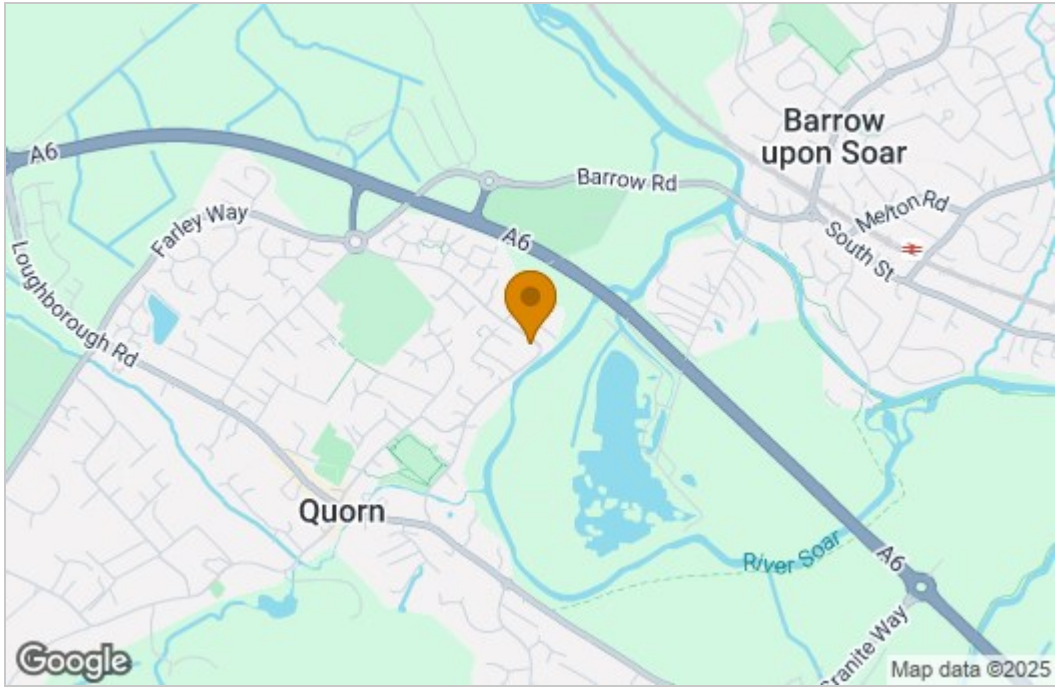
Meynell Road, Quorn  
Internal Square Footage: Approx 1900 sq.ft

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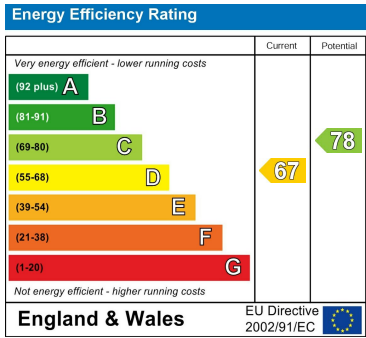
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Area Map



Energy Efficiency Graph



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