

Rex Gooding



3 Foremans Cottage, Manor Farm, Kegworth

Guide Price: £495,000

Tucked away in the heart of the pretty village of Kingston on Soar, this exceptional barn conversion is a rare find — one that effortlessly marries rustic character with the comfort and practicality demanded by modern living. Ideally positioned for commuters and travellers alike, the property enjoys excellent access to East Midlands Airport, East Midlands Parkway station and the M1, placing both the countryside and the wider region firmly within reach.

Arriving via a private gated driveway, the sense of exclusivity is immediate. A garage provides ample parking and storage, while the approach sets the tone for what lies beyond — a home of genuine substance and charm.

Step inside and the property's heritage reveals itself with quiet confidence. Beautifully beamed ceilings and stretches of exposed brickwork speak to the building's agricultural origins, lending warmth and texture throughout. Yet for all its period appeal, this is a thoroughly well-proportioned home, arranged across two generous floors with a layout that is as intuitive as it is versatile.

The ground floor unfolds from a long, welcoming entrance hall that draws you through the heart of the property. A generously sized double bedroom at one end — served by its own adjacent bathroom — offers real flexibility, whether as a principal guest suite, a space for older relatives, or simply a private retreat away from the rest of the house. The main living and entertaining areas occupy the rear and middle of the plan, where a sociable kitchen and dining room forms the everyday hub of the home. A dedicated utility room sits just off it — a thoughtful and practical addition. Beyond, a large lounge and dining room runs through the centre of the property, offering the kind of easy, adaptable space that works equally well for relaxed evenings and larger gatherings. A separate sitting room alongside adds yet another dimension — ideal as a quieter lounge, a home office, or a playroom depending on the needs of its occupants.

The first floor is equally impressive. Two substantial double bedrooms stretch across the full width of the property, each benefiting from its own beautifully appointed en suite shower room — a touch of luxury that makes the morning routine entirely civilised. A central landing connects the two with ease, maintaining the home's calm and considered flow.

Taken as a whole, this is a property that offers something genuinely uncommon: the soul of a historic building, the space of a family home, and the flexibility to adapt to almost any way of living. Whether you are seeking a peaceful village retreat, a home suited to multi-generational living, or simply somewhere with real character and room to breathe, this barn conversion deserves to be seen.

Accommodation & Amenities

- Characterful barn conversion in the sought-after village of Kingston on Soar, ideally positioned for the M1, East Midlands Airport and Parkway station.
- Private gated driveway and garage providing excellent kerb appeal and generous parking and storage.
- Stunning period features throughout, including beautifully beamed ceilings and stretches of exposed brickwork.
- Three well-proportioned double bedrooms, with two en suite shower rooms on the first floor and a versatile ground floor bedroom and bathroom.
- Exceptional range of reception space, including a large lounge/diner, separate sitting room and a sociable kitchen/diner with adjoining utility room.
- A genuinely flexible and adaptable home, equally suited to family living, multi-generational arrangements or those simply seeking a property with real character and space.







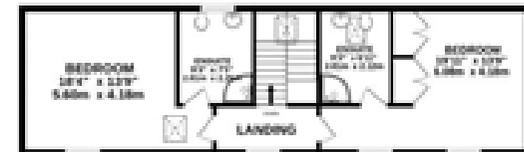




GROUND FLOOR
1228 sq.ft. (114.1 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1890 sq.ft. (175.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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