

Rex Gooding



Manor Farm Cottage, Harby Lane, Colston

Guide Price: £450,000

Manor Farm Cottage is a charming period property set within a generous plot of approximately 0.2 acres, nestled in the heart of Colston Bassett — one of the most highly regarded villages in the region. With two reception rooms, a kitchen, and a bathroom on the ground floor, alongside two bedrooms to the first floor, the cottage offers a well-considered layout that, with the benefit of modernisation and updating throughout, presents enormous potential to extend and remodel into a truly exceptional home. For the discerning buyer with vision, this is a rare opportunity to shape a fabulous property entirely to their own taste and specification, with no upward chain to cause delay.

Colston Bassett itself is quite simply one of the finest addresses in the East Midlands. Nestled amongst the rolling countryside of the picturesque Vale of Belvoir in South Nottinghamshire, and conveniently positioned within five miles of the borders of both Leicestershire and Lincolnshire, the village strikes a perfect balance between seclusion and accessibility. Its history is rich and deeply layered — an estate village since the Norman Conquest, its character has been shaped over the centuries by a remarkable succession of custodians, from Ralph Basset, to whom William the Conqueror awarded the village, through to the Le Marchant family, who acquired it in the late nineteenth century. At the heart of the village stands the original Market Cross, erected in 1257 following Henry III's grant to Ralph de Basset of the right to hold a weekly Wednesday market and an annual three-day fair — a testament to the village's enduring sense of place and heritage.

Colston Bassett was among the first villages in Nottinghamshire to be awarded full conservation area status in the early 1970s, a distinction that has done much to preserve its extraordinary character and ensure its thoughtful development to the present day. Whilst predominantly agricultural in nature, the village is also home to a number of distinguished local enterprises, most notably Colston Bassett & District Dairy Limited — the celebrated producers of one of the world's finest traditional Stilton cheeses. Established in 1913 as a community-based dairy, it continues to source local milk and work with local suppliers to produce its award-winning, internationally renowned Stilton.

Beyond its heritage and produce, Colston Bassett offers a truly tranquil and rewarding way of life. Miles of public footpaths wind through the surrounding countryside, and the beloved Martin's Arms village pub — now under the exciting new ownership of former MasterChef: The Professionals champion Laurence Henry and his wife Sera — provides a wonderful focal point for the community and visitors alike. For those seeking a home of genuine character in an utterly special setting, Manor Farm Cottage represents an outstanding prospect.

Accommodation & Amenities

- Attractive period cottage set on a generous 0.2-acre plot in the highly regarded village of Colston Bassett
- Two reception rooms, kitchen and bathroom to the ground floor, with two bedrooms above
- Requires modernisation throughout, offering tremendous scope to extend and remodel to create a truly exceptional home
- No upward chain
- Situated in the picturesque Vale of Belvoir, within an historic conservation village dating back to the Norman Conquest
- Home to the world-famous Colston Bassett Stilton Dairy and the acclaimed Martin's Arms pub, now owned by MasterChef: The Professionals champion Laurence Henry











GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 listed and no guarantee as to their operability or efficiency can be given.
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