FOR SALE
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THE OLD WINDMILL
20 THE GREEN, BARKESTONE LE VALE
LEICESTERSHIRE  NG13 0HH
£250,000
A truly fascinating individual detached character property which offers a wealth of accommodation and features, situated at the heart of this pretty Vale of Belvoir village.

As the name suggests, The Old Windmill is one of the original Windmills positioned within the Vale of Belvoir. Having fallen out of use at the beginning of the 20th Century, works began in the early 1980s to bring the Old Windmill back to its former glory with a complete overhaul when it was turned over to residential accommodation, with a wonderful homely atmosphere and likely to appeal to a wide audience.

The property occupies a delightful plot with two main garden areas, the first to the rear is a sunny and private Courtyard (a perfect place to enjoy a glass of merlot or a G & T), with an archway leading into the second and more established garden area with mature trees and shrubs. This southerly facing garden is perfect for those looking for a private and secure area away from the hustle and bustle of City life!

From the ‘top room’ there are views across the Vale of Belvoir towards Belvoir Castle up on the hill.

Overall viewing comes highly recommended to appreciate the wealth of character and features that lie within this exceptionally deceptive but pretty and interesting home.

Barkestone Le Vale lies in the Vale of Belvoir and there is a well-regarded primary school in the adjacent village of Redmile and further schools in Bottesford together with shops, doctors surgeries, public houses and restaurants. The village is conveniently placed for travelling on the A52 and A46 with road links to A1 and M1. The market towns of Melton and Bingham provide further amenities and schools.

HOW TO FIND THE OLD WINDMILL

Leaving our Bingham office via Grantham Road and out onto the A52 towards Grantham. Pass Whatton and Aslockton and continue along the A52 turning right at The Belvoir Inn as signposted to Redmile. Continue along this road and just before you reach the village of Redmile turn right as signposted to Barkestone le Vale. Upon entering the village follow the road round bearing to the right onto The Green where The Old Windmill will be found on the left hand side clearly identified by our For Sale board.
THE OLD WINDMILL,
20 THE GREEN,
BARKESTONE LE VALE,
LEICESTERSHIRE NG13 0HH
ENTRANCE HALL  Stairs to the first floor, laminated flooring and radiator

LOUNGE  14’6 x 14’6 max (4.45m x 4.45m)
Window to the rear aspect, television point, radiator and access to the kitchen

KITCHEN  11’0 x 7’0 (3.35m x 2.36m)
UPVC window to front aspect and barn style door to the side. The kitchen is fitted with a matching range of wall and base units with work surfaces above incorporating a single drainer sink with a mixed tap, electric cooker point and tiled splash backs. Plumbing for automatic washing machine and dishwasher, wall mounted boiler servicing the domestic water supply.
FIRST FLOOR LANDING  Stairs to the second floor, windows to the front aspect and radiator

BEDROOM ONE  13'6 max x 11'6 max plus wardrobes (4.14m x 3.53m) Window to rear aspect, radiator and fitted wardrobes

BATHROOM  Low level WC, pedestal hand wash basin, panel bath with shower over, bidet, tiled splash backs, window to front aspect, radiator and fitted cupboard housing hot water tank
SECOND FLOOR LANDING

Stairs to Third Floor and window to front aspect

BEDROOM TWO
12’6” x 11’6” (3.78m x 3.48m)
Window to rear aspect and radiator

BEDROOM THREE
8’6” x 7’6” (2.57m x 2.29m)
UPVC window to front aspect and radiator

THIRD FLOOR LEADING TO

BEDROOM 4 / LIVING ROOM / OBSERVATORY
5.73m max x 5.73m max
This room takes advantage of the height of The Old Mill offering picturesque views over the Vale of Belvoir towards Belvoir Castle and beyond. This highly adaptable circular room is an ideal reception/living room enjoying dual aspect views with windows to the front and rear elevations, two radiators, telephone point and can be closed if required by a trap door to the second floor landing.
OUTSIDE To the front of the property there is a driveway providing ample off street parking with wooden gated access to the side of the property which leads to:

REAR COURTYARD The courtyard is enclosed by perimeter brick walls having a range of two brick built outbuildings with further opening to:
**REAR GARDEN** The main secluded garden is mainly laid to lawn with well established and mature stocked plant and shrub beds and borders and a variety of established fruit trees all enclosed by perimeter panel wooden fencing and hedging.
Report from latest HAMMOND Property Services ‘Board Meeting’

We carry out a regular “board count” within Bingham by making a note of every For Sale and SOLD board within the Bingham boundary on a particular day. This regular source of information allows us to gauge what’s happening to the housing market of Bingham; whether sales are being agreed within a short period of time, which types of houses sell quicker than others, any increases in house prices AND…… which Estate Agents have more properties to offer potential buyers AND which Estate Agents have more SOLD boards than others. Here is the chart of the board count for Bingham properties on 4th August 2014.

Conclusions from our Board Meeting:

If you are looking to buy a property
HAMMOND property services have more properties with For Sale boards within Bingham than any other Estate Agent – call in now and see what we’ve got!

If you are looking to sell a property
HAMMOND property services have more SOLD boards within Bingham than any other Bingham Estate Agent! We are confident we can sell yours! Call us now to discuss the most suitable marketing strategy for your particular property! - 01949 87 86 85

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