

THE OLD MILL

BRADGATE ROAD, NEWTOWN LINFORD, LEICESTERSHIRE



JAMES
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SALES LETTINGS SURVEYS MORTGAGES



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The Old Mill

520b Bradgate Road
Newtown Linford
Leicestershire
LE6 0HB

A fantastic opportunity to purchase a beautiful, converted detached former mill offering spacious and versatile accommodation under a Swithland slate roof, enjoying stunning field views to the rear and side elevations. The property which boasts a wealth of rustic charm and character is quietly located off a private road with extensive outbuildings and is thought ripe for further remodelling (subject to the necessary planning consents).

Storm porch | entrance hall | dining room | lobby | breakfast kitchen | utility room | rear entrance lobby | cloakroom | sitting room | master bedroom | en-suite bathroom | two further bedrooms | bathroom | driveway | car standing | spacious outbuildings | good-sized lawned rear gardens | open countryside views | EPC - D

LOCATION

The property, although located in the heart of this most beautiful and picturesque Charnwood village, is quietly tucked away. The village which is located approximately seven miles north-west of Leicester city centre offers a local store, a local of number public houses and restaurants, parish church and a popular primary school. The village also provides convenient access to the M1 motorway network at junctions 21 and 22. The property overlooks Bradgate Park, a historic and scenic beauty spot with some of Leicestershire's most attractive country walks.

ACCOMMODATION

The property is entered via a storm porch and a solid wood front door into an entrance hall with exposed ceiling beams, understairs storage cupboard and quarry tiled flooring which is open to the dining room, having exposed beams, a window to the front elevation, an Inglenook fireplace with oak beam lintel and inset cast iron log burner. To the other side of the entrance hall is a breakfast kitchen, having windows to the front and rear elevations, exposed ceiling beams, a good range of solid wood eye and base level units and drawers with tiled worktops, sink and drainer unit and a cooker point. A utility room with a window to the rear elevation and tiled flooring provides a stainless steel sink, plumbing for automatic washing machine and houses the Worcester floor standing boiler. A rear entrance with a solid wood door and window to the rear elevation has tiled flooring and houses a cloakroom with a low flush WC, wash hand basin and a window to the side.





A rear lobby with a window to the side and quarry tiled flooring houses the stairs to the first floor and has two steps down into the sitting room which enjoys windows to the rear and side elevations, oak ceiling beams, further exposed wall beams and brickwork, a brick-built chimney with inset cast iron log burner and a brick hearth, door to the garden.

To the first floor a landing with stripped floorboards, a vaulted ceiling and Velux window to the rear houses a large storage cupboard and further eaves storage. The master bedroom has a window to the rear elevation enjoying countryside views, a vaulted ceiling with exposed beams and an en-suite bathroom with a window to the side elevation, a panelled bath, low flush WC, pedestal wash hand basin, panelled walls, eaves storage and exposed beams. Bedroom two has eaves storage and a window to the rear elevation enjoying field views. The bathroom has a Velux window to the side elevation, a panelled bath, pedestal wash hand basin, low flush WC, exposed beams and part tiled walls. Bedroom three has a Velux window to the rear elevation, vaulted ceiling, exposed chimneybreast and original beams.



OUTSIDE

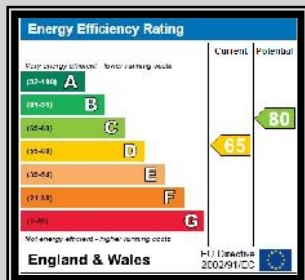
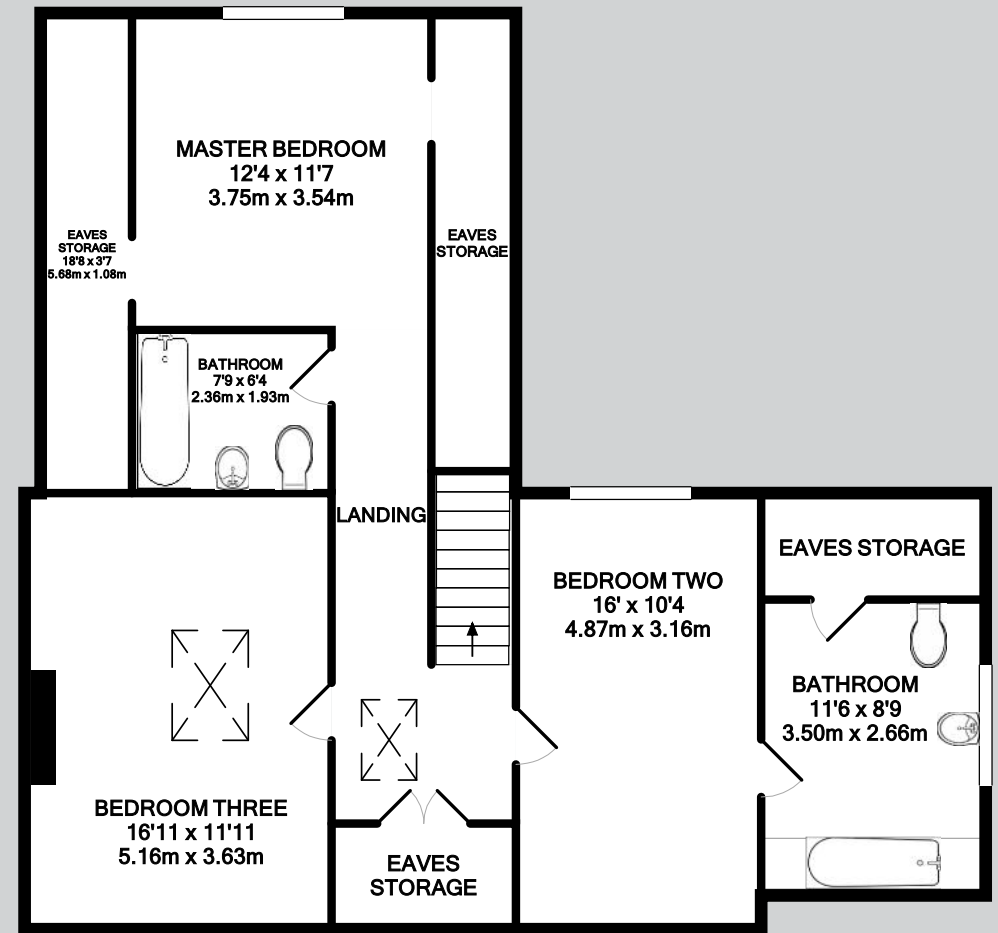
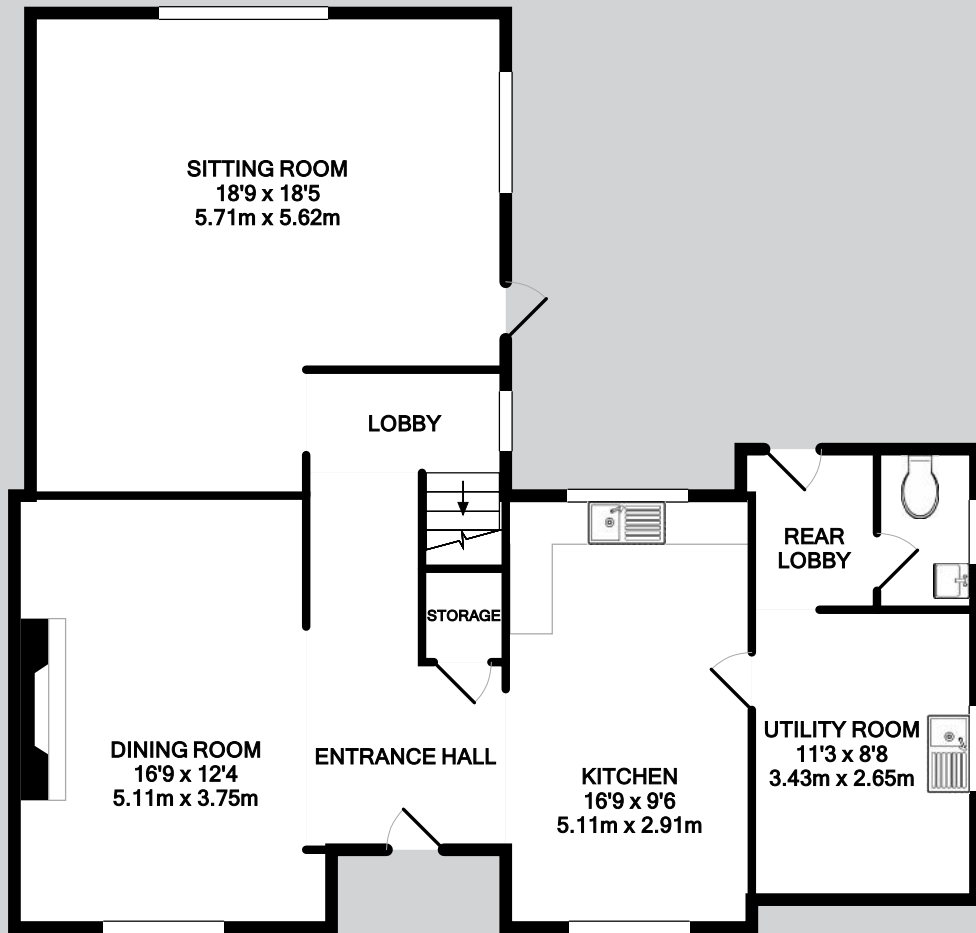
The property is approached via a long driveway (shared with two other properties) leading to a large car standing area to the front elevation and spacious outbuildings to the side providing huge potential. To the rear of the property are mature, good-sized lawned gardens with beech hedging, a vegetable plot, part walled boundaries and beautiful open countryside views.

DIRECTIONAL NOTE

Proceed out of Leicester via the A46 Western Bypass into the village of Anstey. Upon entering Anstey take a first exit at The Nook onto Bradgate Road as signposted to Newtown Linford. On entering the village of Newtown Linford the property can be located on the left hand side.







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Total Approximate Gross Internal Floor Area = 1915 SQ FT / 178 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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