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The Bournes
16 Mill Lane | Frisby on the Wreake | LE14 2NN

The Bournes

A fully refurbished, former farmhouse in an idyllic conservation setting with a modern open plan feel and separate self-contained annexe plus a large open barn, ideal for cars and extensive storage. Located on a quiet, no-through lane in a peaceful area.

- Refurbished former farmhouse with Annexe
- Backing onto open fields with easy access to country walks
- Period charm with contemporary styling
- Available with NO CHAIN & not subject to listed
- Four double bedrooms & four bathroom/shower rooms
- Annexe - games room/gym/office 90 sq.m (968 sq ft)

Standing in landscaped grounds of 0.6 acres and with the backdrop of open fields, this broad-fronted, former farmhouse has recently been the subject of an extensive programme of renovation and refurbishment by the current owners.

This four-bedroom home with a separate annexe is ideal for a growing family and is available with NO CHAIN. With a long history spanning several centuries 'The Bournes' has a modern, open plan feel, including three large reception rooms, impressive island kitchen with bifold doors, large utility/boot room and cloaks/WC. On the first floor, four good-sized bedrooms are served by four stylishly refitted bathroom/shower rooms. Electric gates and long, sweeping driveway lead to the annexe and large former farm building, both located close to the rear boundary. The annexe which is particularly impressive is ideal as a home office, gym/games room/party room etc.... A large, former farm building which is largely untouched offers extensive garaging and storage. This home represents a rare opportunity and is priced realistically with early viewing advised.









With little consideration to cost, 'The Bournes' and annexe was subject to an extensive, back to brick renovation four years ago. Improvements include new electrics, new plumbing, aluminium double glazing, kitchen and all new sanitary ware. Outside, new electric gates and extensive landscaping has been carried out to include a large patio, ideal for entertaining.

The property is entered into a surprisingly large reception hall/dining area. The sitting room which is garden facing features an open fire and French doors open onto a large patio which spans the full width of the property. In addition, the snug is also flooded with natural light. Two rooms were combined to create a large island kitchen, with wrap-around cabinets and a range of appliances. Flooded with natural light and enjoying dual aspect 5m bifold doors, a seamless link connects the kitchen with the patio. Adjoining the kitchen is a utility room connecting to a large boot room with pet shower and external door to rear. A large landing leads to four double well-proportioned bedrooms served by four stylishly fitted bathroom/shower rooms.

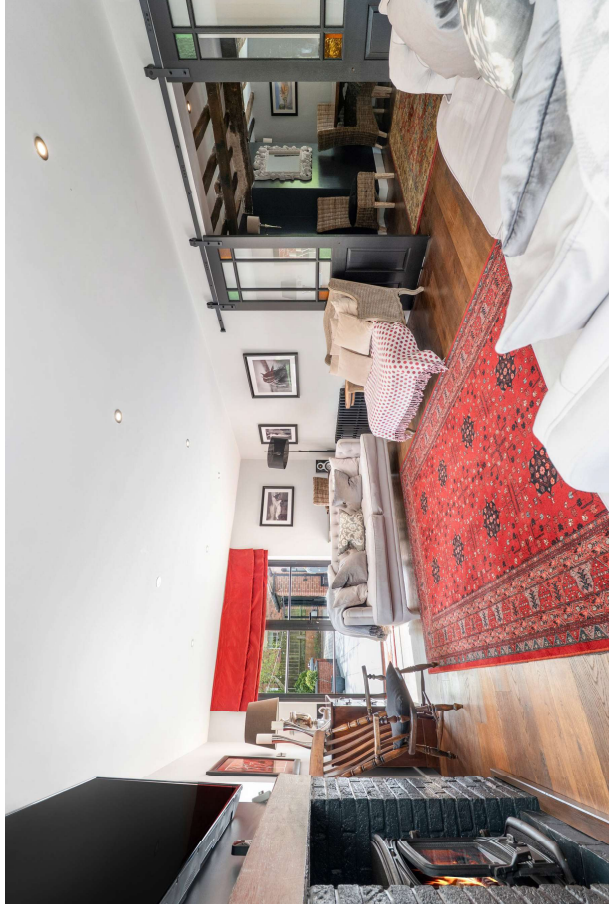
The property stands in grounds of 0.6 acres in total. New electric gates open to a long, sweeping drive which leads to a large annex and former farm building. Flanked by lawns, the driveway which terminates at a generous turning area provides hardstanding for numerous vehicles. A new patio spanning the full width of the property with access from both the kitchen and sitting room enjoys a private, easterly aspect. Beyond the rear boundary are open fields.

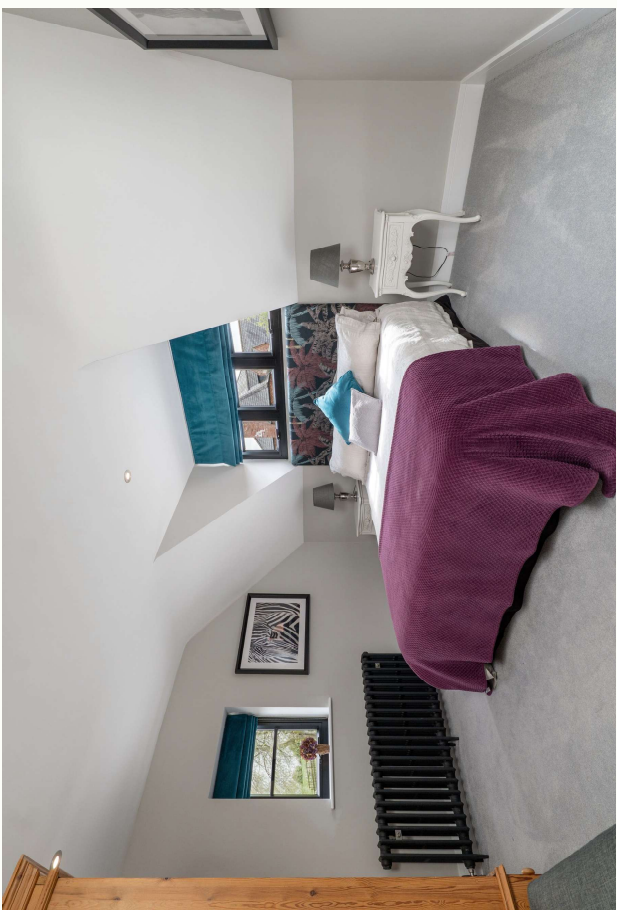
SERVICES

All mains services are available and connected. The property has a new gas central heating system, new electrics and aluminium double glazing. The separate annexe has its own central heating system fired by an electric boiler.

LOCAL AUTHORITY: Melton Borough Council.

TENURE: Freehold





The Bournes, 16 Mill Lane
Approximate Gross Internal Area
Main House = 223 sq.m/2400 sq.ft
Outbuilding = 180 sq.m/1941 sq.ft
Annexe = 90 sq.m/968 sq.ft
Total = 493 sq.m/5309 sq.ft

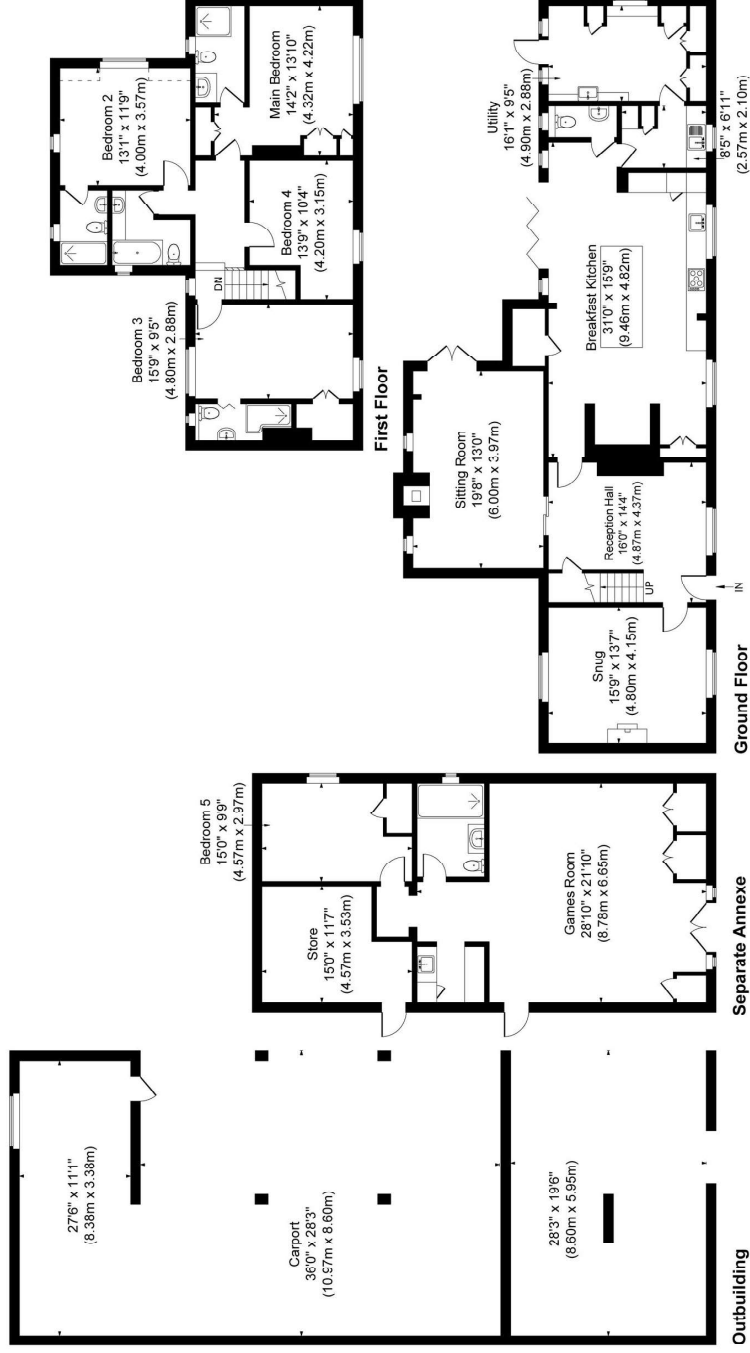
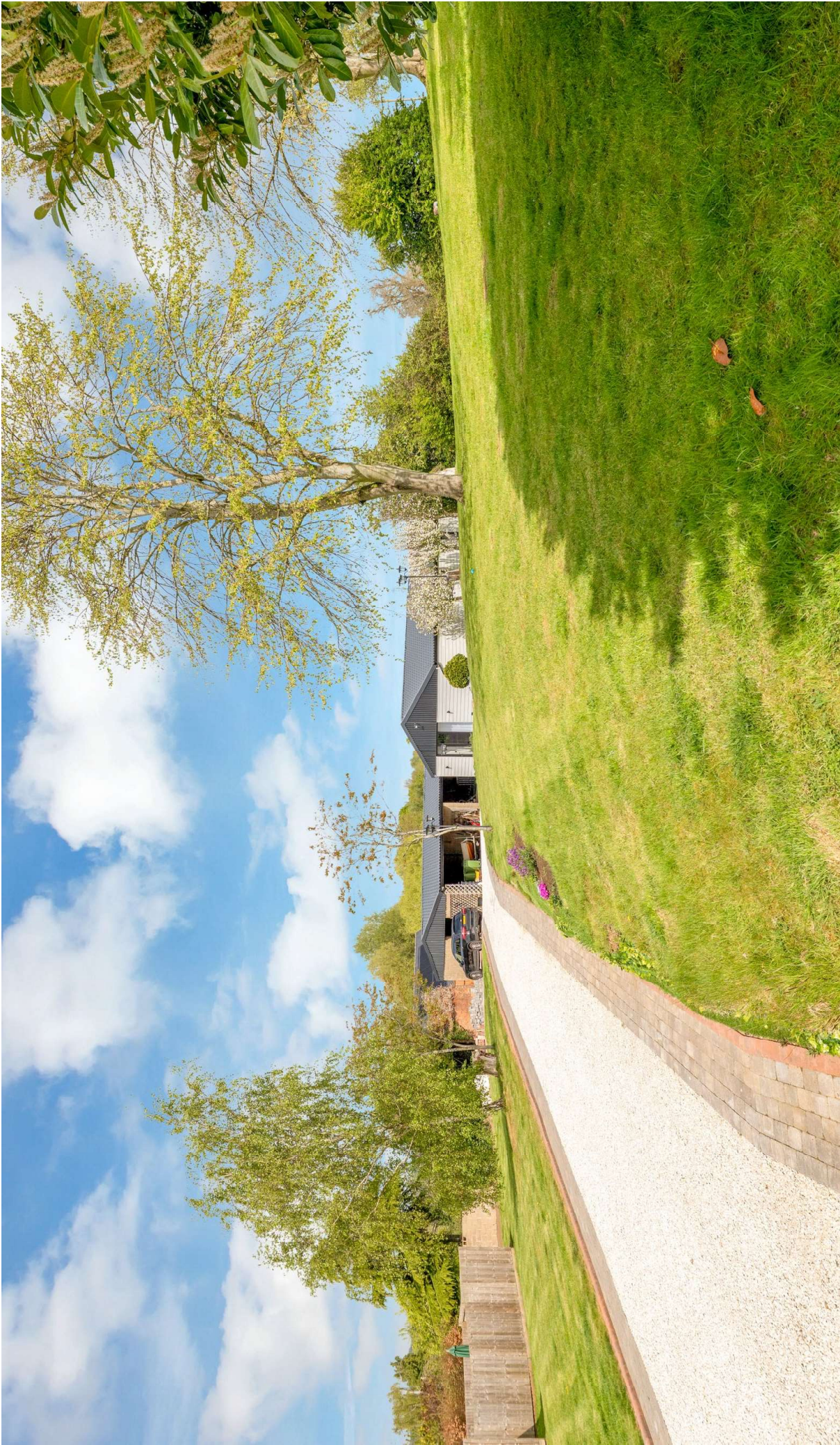
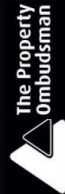


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