



# DESFORD MILL

DESFORD, LEICESTERSHIRE







Desford Mill  
Station Road  
Desford  
Leicestershire  
LE9 9FP

This stunning and fascinating home is steeped in history, having originally been converted from a post medieval mill, and now offering spacious, stylish accommodation with four reception rooms, seven bedrooms and five bathrooms.

The beautiful grounds extend to approximately 5.5 acres with the Rothley Brook meandering through the manicured lawns, with an excellent range of paddocks and stables.

Elegant reception hall • library • wine store • snug • dining room • two kitchens • utility room • drawing room • seven bedrooms • three dressing rooms • five bathrooms • garaging • stable blocks • loose boxes • a pavilion with kitchenette & WC • tennis court • ménage • paddock land • EPC - E

#### Location

Desford is a highly regarded west Leicestershire village, extremely popular by virtue of its interesting mix of historic houses, prime property on generous plots, a strong sense of community centred around the popular pub, parish church and restaurant. The surrounding countryside is some of the county's finest with many scenic walks and bridle ways. The area provides excellent access into Leicester city to the east with its an excellent range of shopping facilities, professional and cultural quarters and a mainline station to London St Pancras in just over an hour. Road networks are within easy reach including the western distributor road, the M69 and junction 21a of the M1 motorway two miles distant. Schooling is providing within the village, with grammar schools at Market Bosworth and Twycross House. Loughborough and Leicester offers grammar schools.

#### Accommodation

Desford Mill retains many stunning period features such as exposed beams, boarded and tiled flooring and the grand oak staircase, plus some believed to been reclaimed from a country house in the 1900's including ornate open fireplaces, Juliet balconies and a cast iron cooking range and Aga in the kitchen.

The house has been beautifully refurbished and maintained and now provides spacious, flexible accommodation extending to just under 6,000 square feet.







### Outside

Set well back from the road, the house is approached via its own private driveway flanked by a range of mature specimen trees, providing a high degree of privacy and leading to a spacious front courtyard with extensive garaging and a detached pavilion with a kitchenette and shower room. To the side of the property is an attractive patio entertaining area enjoying views of the beautiful lawned gardens which envelope the house and enjoy a vast array of shrubs, plants and trees affording excellent vistas with the Rothley Brook gently meandering through. The driveway leads off to the north-west boundary through brick piers and over a small bridge to the detached stable blocks, loose boxes, a sand and rubber ménage and to the adjoining paddock land. The plot in total including the paddock land extends to approximately 5.5 acres.

**Tenure:** Freehold

**Local Authority:** Hinckley & Bosworth

**Tax Band:** H

### Satnav Information

The property postcode is **LE9 9FP**. Take the A47 turning eventually right into Leicester Lane as signposted to Desford on the B58 taking a right at the mini roundabout into Barns Way which leads to Station Road. Pass the Lancaster Arms on the right and turn left into the private driveway on the left.



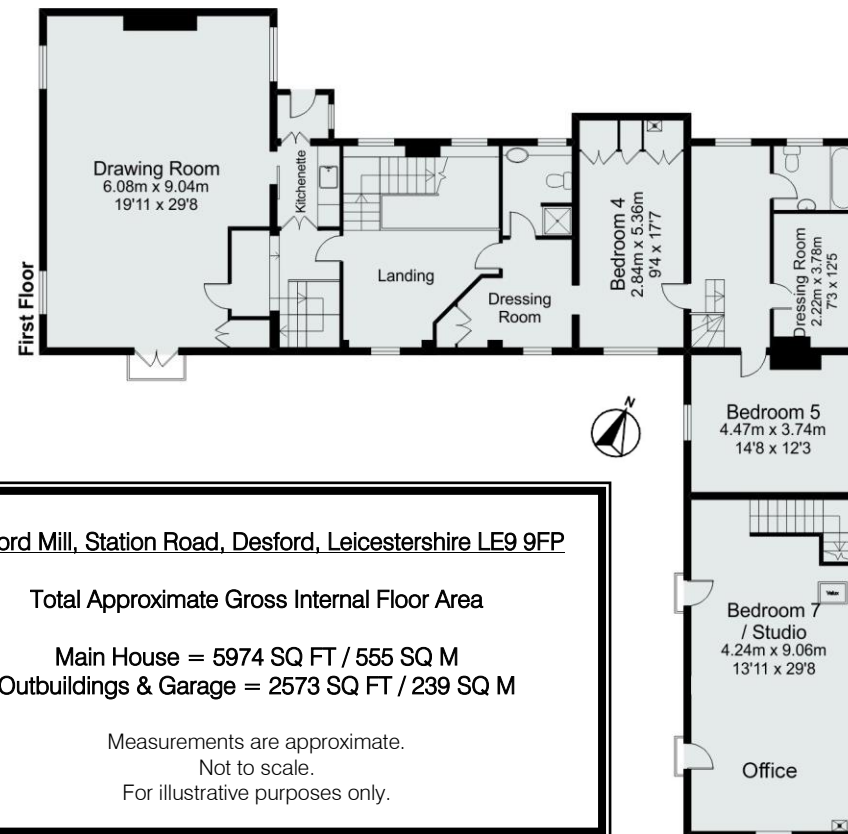
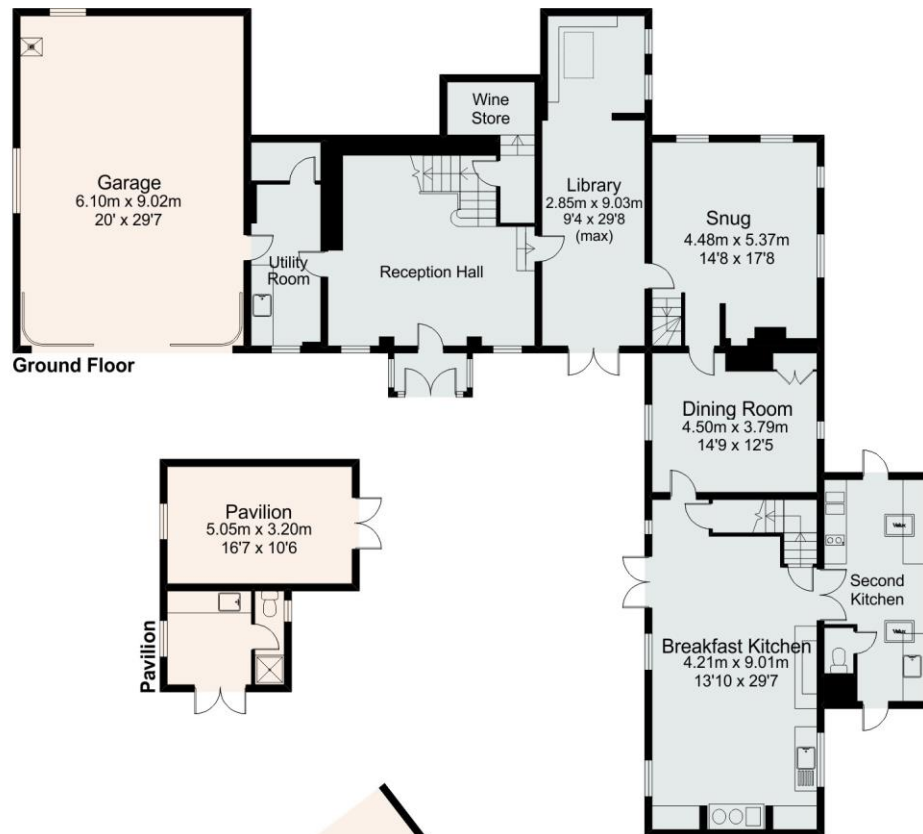












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Total Approximate Gross Internal Floor Area

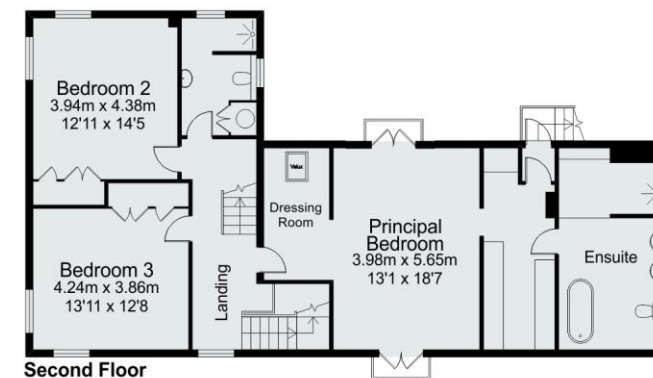
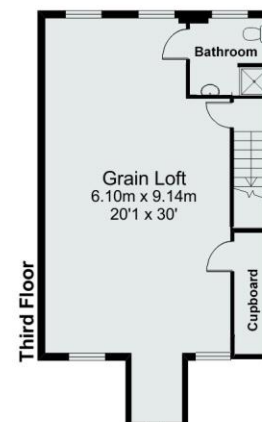
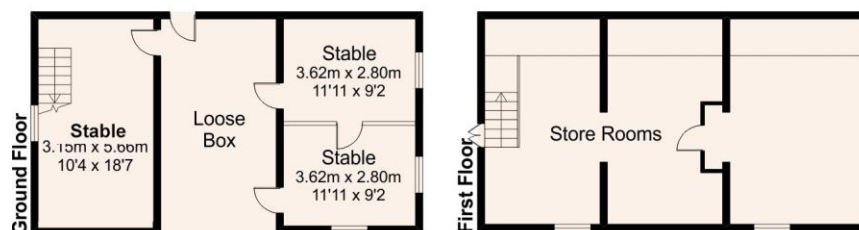
Main House = 5974 SQ FT / 555 SQ M

Outbuildings & Garage = 2573 SQ FT / 239 SQ M

Measurements are approximate.

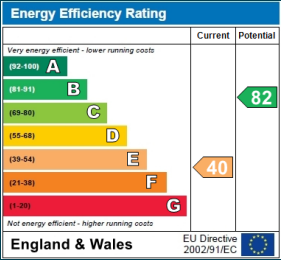
Not to scale.

For illustrative purposes only.





Leicester Office  
56 Granby Street  
Leicester  
LE1 1DH  
0116 2854554  
jamesseilicks.com



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