



# THE OLD MILL, GREETHAM







Idyllically set in a picturesque valley with its own lake, paddocks, and woodland, this unique property enjoys beautifully landscaped grounds featuring raised bed gardens and a mill stream winding its way through the scenery. Further land – including a fishery lake with a fishing lodge and additional woodland – may be available by separate negotiation.

The former stone mill house has been thoughtfully extended and modernised to provide spacious five-bedroom accommodation. The open-plan kitchen leads into a bright dining room with a glazed atrium, complemented by three further reception rooms. The principal suite includes a master bedroom with en-suite, alongside four additional bedrooms and a family bathroom.

Extremely private, the property also benefits from paddock land with a barn and store, previously used as a smallholding. It is located just a short walk from the renowned Greetham Valley Golf and Leisure Hotel and offers excellent access to the A1, as well as mainline train services from Grantham or Peterborough. The charming market towns of Uppingham, Oakham and Stamford are both within easy reach, offering a selection of renowned schools, including Witham Hall Prep School nearby.

With only one other nearby property – which may also be available for purchase – this is a rare opportunity to secure your own private paradise. There may also be commercial potential via the fishing lakes. Offered with no onward chain.

# The Old Mill, Wood Lane, Greetham, Oakham, LE1



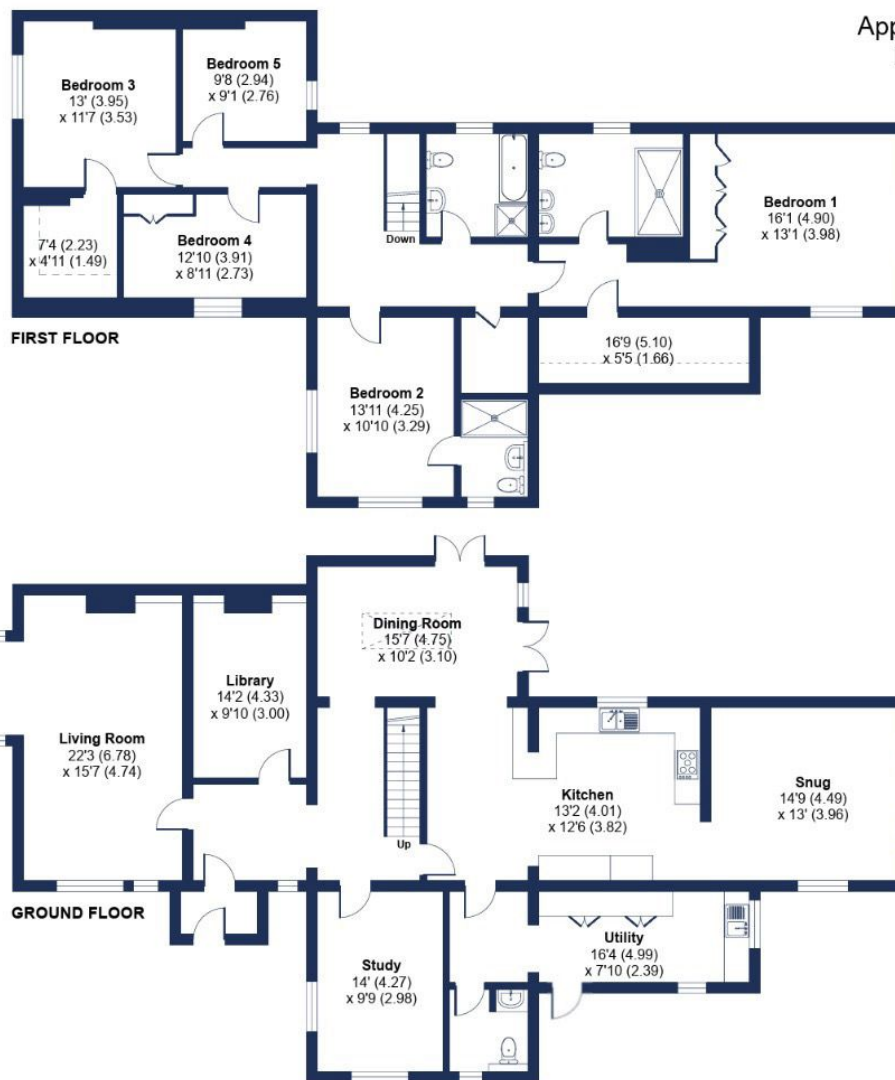
Approximate Area = 3129 sq ft / 290.6 sq

Limited Use Area(s) = 28 sq ft / 2.6 sq

Total = 3157 sq ft / 293.2 sq

For identification only - Not to scale

Denotes restricted head height



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