

MILL COTTAGE, GREETHAM

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An exceptional four-bedroom, two-bathroom character cottage, beautifully positioned within its own acres of grounds, complete with a picturesque and original mill stream.

Formerly part of a working water mill, the property enjoys an idyllic setting with woodland and landscaped pleasure grounds. The lake, which was previously run as a commercial fishery, is accompanied by a charming timber fishing lodge, complete with a kitchenette and WC. The spacious accommodation includes a large breakfast kitchen, two reception rooms, a utility room, and a downstairs cloakroom. Upstairs are four well-proportioned bedrooms and two bathrooms.

Planning permission has been granted for four holiday lodges, with works able to commence from 2029 – offering exciting potential for a leisure or hospitality business. The property sits adjacent to Greetham Valley Golf Course, which currently has an application for a spa, swimming pool, and additional leisure facilities, creating scope for a complementary business partnership.

Offered with no onward chain

Mill Cottage, Wood Lane, Greetham, Oakham, LE15



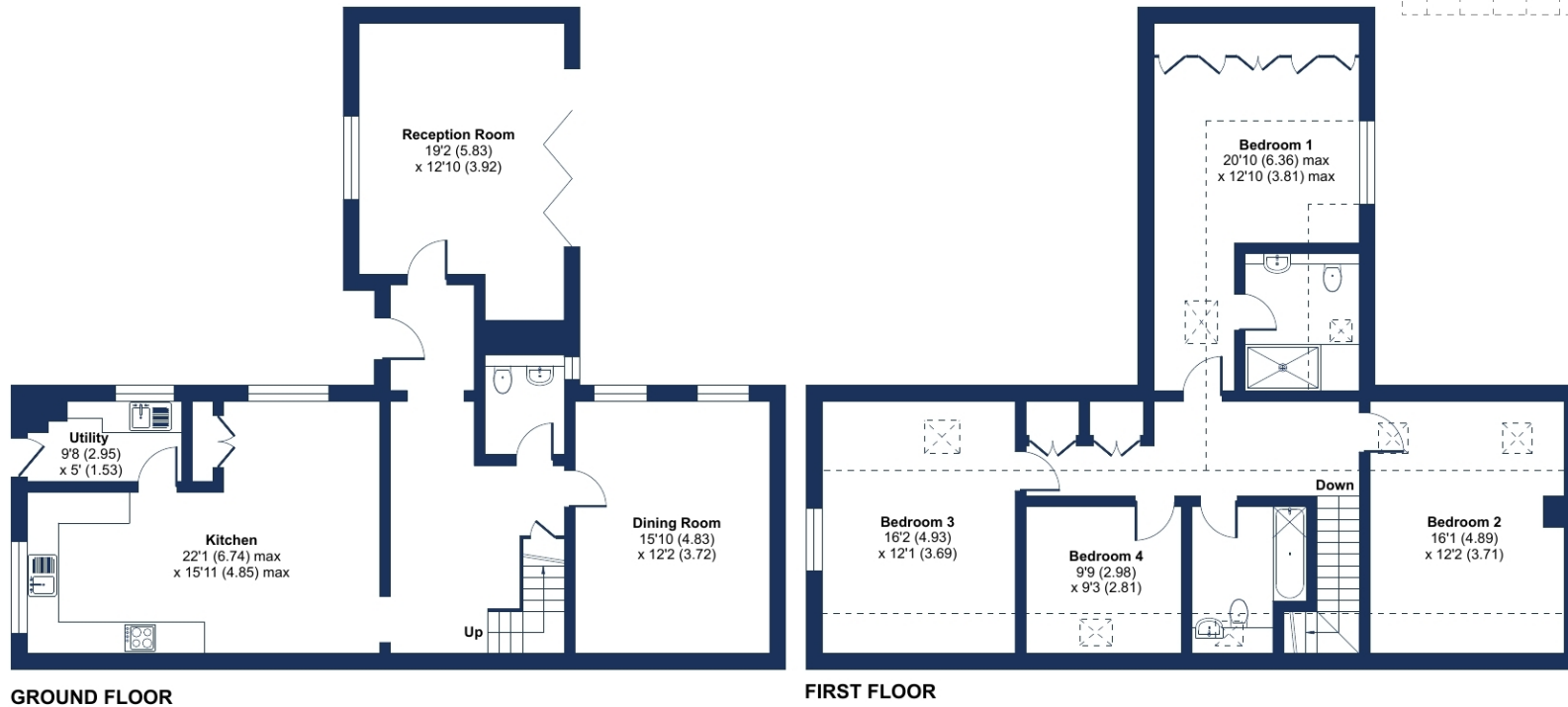
Approximate Area = 1616 sq ft / 150.1 sq m

Limited Use Area(s) = 449 sq ft / 41.7 sq m

Total = 2065 sq ft / 191.8 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Moores Estate Agents. REF: 1334990



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office@mooresestateagents.com
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