



Mill Farm, Long Clawson
Guide Price £2,650,000

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

Mill Farm, Long Clawson LE14 4NU

Mill Farm, Long Clawson stands as a superb testament to the seamless blend of historical elegance and modern luxury. Nestled within the picturesque Vale of Belvoir, this substantial residence not only features an early 19th Century Grade II listed windmill but also offers breathtaking views across approximately 70 acres of grazing land and beyond.





The meticulous attention to detail by the current owners is evident throughout the property, boasting travertine flooring, bronze casement oak framed windows, and a bespoke oak kitchen crafted by the esteemed cabinet makers Shortland.

The incorporation of eco-friendly technologies such as a ground source heat pump, solar thermal and solar PV panels, alongside underfloor heating, ensures a sustainable and comfortable living environment. The property's charm is further enhanced by an oak framed garden room, open fires, and beamed ceilings, with the five-storey windmill, originally used as a corn mill, adding a unique historical element. Completed in 2010, the main house combines classical proportions with a wealth of characterful features.

Additional facilities include a workshop, a bespoke stable block with 5 stables and removable partitions, tack room and separate feed store. A separate office suite with potential for annex accommodation - subject to permissions.

The spacious double garage offers more than just parking space; it is a dream workspace equipped with enough room for racking systems and workbenches, allowing for the maintenance, restoration, and storage of vehicles.

Mill Farm house, the heart of its vast land, presents an ideal setting for those with a passion for the great outdoors, be it agriculture or equestrian pursuits.

It's ideal location offers easy access to major cities and amenities. A perfect blend of rural tranquility and convenient living.

Links to Nottingham, Leicester and the A46. Nottingham lies 15 miles northwest, Leicester 19 miles southwest, Loughborough 14 miles southwest and Grantham 16 miles to the east, meaning London Kings Cross Station is no more than 90 minutes away.

Long Clawson is a thriving village situated just 6 miles north of the market town of Melton Mowbray where you will find amenities such as: cafe/coffee shop, village store, surgery, pharmacy, hairdresser, public house, primary school and churches.

Services: Private drainage sewage treatment plant, mains water and electric. Propane gas for supply to oven hob.

Council Tax: MBC: Band G.

EPC: Rated D.

Land: The grazing land has a water supply and there is also a legal public right of way over certain fields. Circa 65 acres of the land is currently rented on a grazing license until the 15th November 2024 at which point the license will expire.





Dining Room



Sitting Room



Kitchen



Garden Room



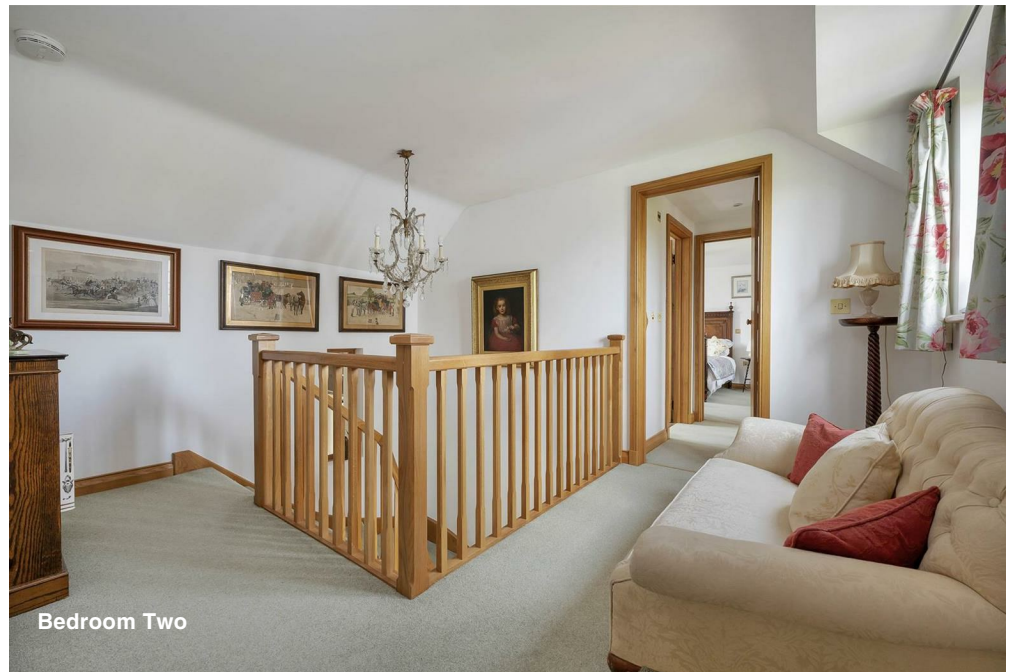
Mill Sitting Room



Main Bedroom

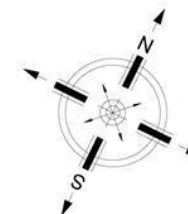


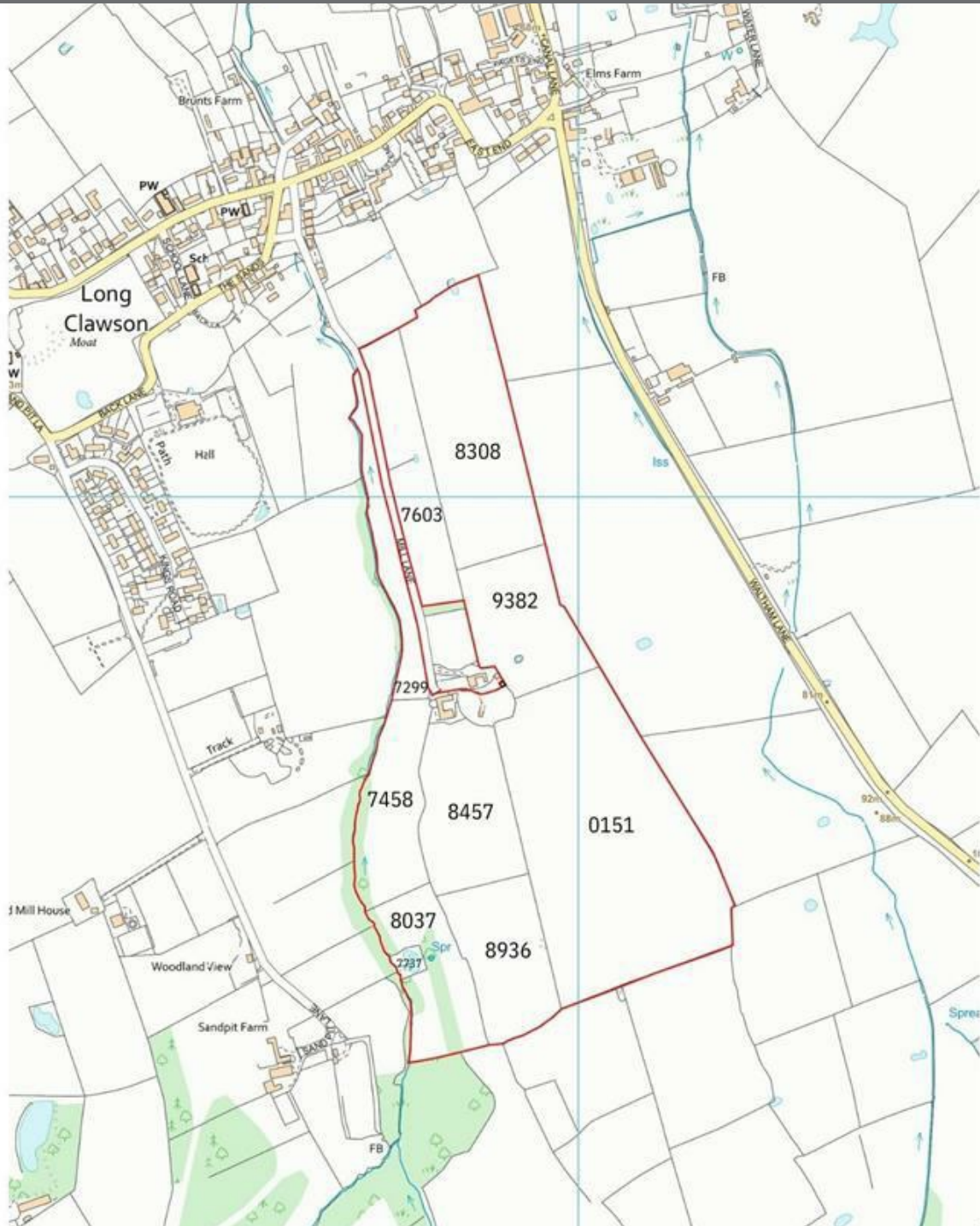
Dressing Room



Bedroom Two

Mill Farm, Mill Lane, Long Clawson
Approximate Gross Internal Area
Main House = 421 sq.m/4,532 sq.ft
Outbuildings = 425 sq.m/4,575 sq.ft
Garage = 48 sq.m/517 sq.ft
Total = 894 sq.m/9,624 sq.ft





Land Schedule			
Plan No.	Field No	Hectares	Acres
SK7226	7299	1.25	3.09
SK7226	7458	2.13	5.26
SK7226	7737	0.14	0.35
SK7226	8037	1.98	4.89
SK7226	8457	2.65	6.55
SK7226	8936	2.33	5.76
SK7226	9382	2.37	5.86
SK7227	7603	2.20	5.43
SK7227	8308	4.47	11.04
SK7326	0151	9.02	22.29
Total		28.54	70.52



Office



Stables

- SUBSTANTIAL DETACHED RESIDENCE
- UP TO 70.5 ACRES OF ADJOINING LAND AVAILABLE BY SEPERATE NEGOTIATION
- EQUESTRIAN FACILITIES
- PART GRADE II LISTED
- BRONZE CASEMENT OAK WINDOWS
- GROUND SOURCE UNDER FLOOR HEATING
- STABLE BLOCK
- HOME OFFICE (POTENTIAL CONVERSION)
- FOUR BEDROOMS
- OUTSTANDING VIEWS



Barn/Workshop



Squeaks.Poorly.Chimp



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