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LISTED BUILDINGS

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GUIDE PRICE: £775,000

Old Windmill

MILL LANE, GILMORTON,
LUTTERWORTH, LEICESTERSHIRE, LE17 5PB



Believed to date back to the early 19th Century, this is an outstanding conversion of a Grade II Listed former windmill. Steeped in history and having been sympathetically converted and stylishly extended in 1984, it is now a wonderfully unique five-bedroom family home retaining a wealth of period features. It boasts spectacular views over open countryside and lies just outside the highly desirable south Leicestershire village of Gilmorton.

Characterful Grade II Listed former windmill steeped in history • Flexible accommodation over four floors • Five bedrooms • Two bathrooms • Breakfast kitchen open to a Garden Room • Sitting Room & Dining Room • Immaculate wrap around gardens • Privately situated with open countryside views • Ample car standing space & a twin open garage • Desirable south Leicestershire village •

Accommodation

The property is entered via a wooden glazed door with a window to the side into the entrance hall, which has stairs rising to a half landing with tiled flooring, which has a window to the side elevation, and a staircase up to a galleried landing. From the entrance hall is the dining room, which is a fantastic circular room full of character, boasting a dual aspect consisting of a door to the side elevation and terrace, and a window to the other side. There is a beautiful flagstone floor, exposed brickwork, and exposed beams.

Double doors from the entrance hall leads to the breakfast kitchen which has an excellent range of eye and base level cupboards, display cupboards and drawers with granite worksurfaces over. A one and a half bowl sink and drainer unit is positioned on a breakfast bar under an open archway to the garden room creating an open plan feel. Appliances include a Britannia five ring induction hob with a concealed extractor over and a Smeg oven under. There is also an integrated dishwasher. There is tiled flooring and an understairs storage cupboard. An archway gives access to the garden room which has windows to the rear, bifold doors to the front elevation, and two Velux to the side elevation creating a fantastic space filled with an abundance of natural light. There is tiled flooring and an exposed brick wall.

The sitting room has a dual aspect with windows to the front and French doors to the rear of the property, there is a feature brick fireplace. A door leads to an inner lobby with a window to the front. This leads to a ground floor bathroom with a panelled bath with a shower attachment over, low flush WC. Pedestal wash hand basin, Velux window to the rear elevation. There are two ground floor bedrooms, one with a window to the rear, and one with a dual aspect.

A galleried landing has one Velux window to the side elevation, and a further window to the other side to the side elevation overlooking the driveway. A door leads to an inner landing which has stairs rising to the second and third floors. A further door leads to the principal bedroom with a wonderful dual aspect, a door leads to a balcony with views over the front garden. There is a range of built-in bedroom furniture to include wardrobes, a dressing table and chest of drawers. There is also a walk-in storage cupboard. The brickwork has been painted and there are exposed beams. Off the galleried landing is the family bathroom boasting a double shower enclosure, wash hand basin with cupboard under, low flush WC, radiator with a heated towel rail, a utility cupboard has plumbing for a washing machine and tumble dryer.

Bedroom two to the second floor has a wood framed double glazed window to the front elevation, painted brick walls and a built-in cupboard. Bedroom three on the third and final floor complete the accommodation and has exposed brick work and original beams, fantastic far-reaching countryside views and is currently used as an office and could be used as a bedroom.





Outside

The property sits behind high hedging and mature trees affording complete privacy. Through a five-bar gate is a block paved and gravelled driveway which winds round to a generous block paved driveway providing car standing for several vehicles and a twin open garage with power and lighting. There are lawns and mature borders flanking the driveway. Block paved steps lead up to the front door and the gardens and path wrap around the property to the side.

The gardens have been immaculately kept and have been planted to create year-round interest with a range of shrubs, flowers, herbaceous plants, and trees. A block paved seating area off the garden room is positioned to take in views of the garden. A brick built detached shed/store has power and lights and is thought suitable for conversion into a home office (subject to the necessary planning and listed building consents). There is a gravelled seating area to the rear of the property with views over open countryside. To the rear of the property, a wide block paved sun terrace takes full advantage of the stunning views. The fields and paddocks which surround the property are owned by the local parish council, which can be accessed via a gate. The former mill stones remain outside the property as a feature and as a nod to its rich heritage.

Location

The village of Gilmorton in rural south Leicestershire is a highly sought-after location, with its traditional thatched cottages and surrounding countryside. The village has several everyday amenities, including a post office, village store, three public houses and a primary school.

A wider range of amenities can be found at the market towns of Lutterworth and Market Harborough, while Leicester provides a wealth of shopping and entertainment options. There are excellent transport links, with the M1 within easy reach and fast rail links to London St Pancras from Leicester or Market Harborough in an approximately an hour.





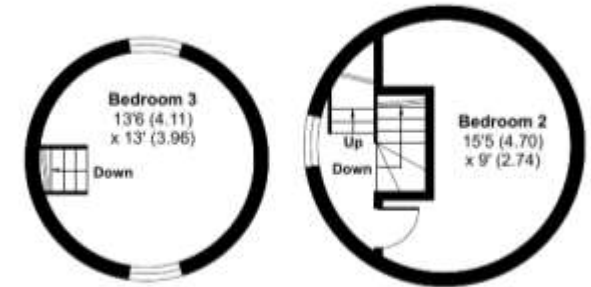
Old Windmill, Gilmorton, Lutterworth LE17 5PB

Approximate Area = 2096 sq ft / 194.7 sq m (excludes carport)

Outbuilding = 146 sq ft / 13.5 sq m

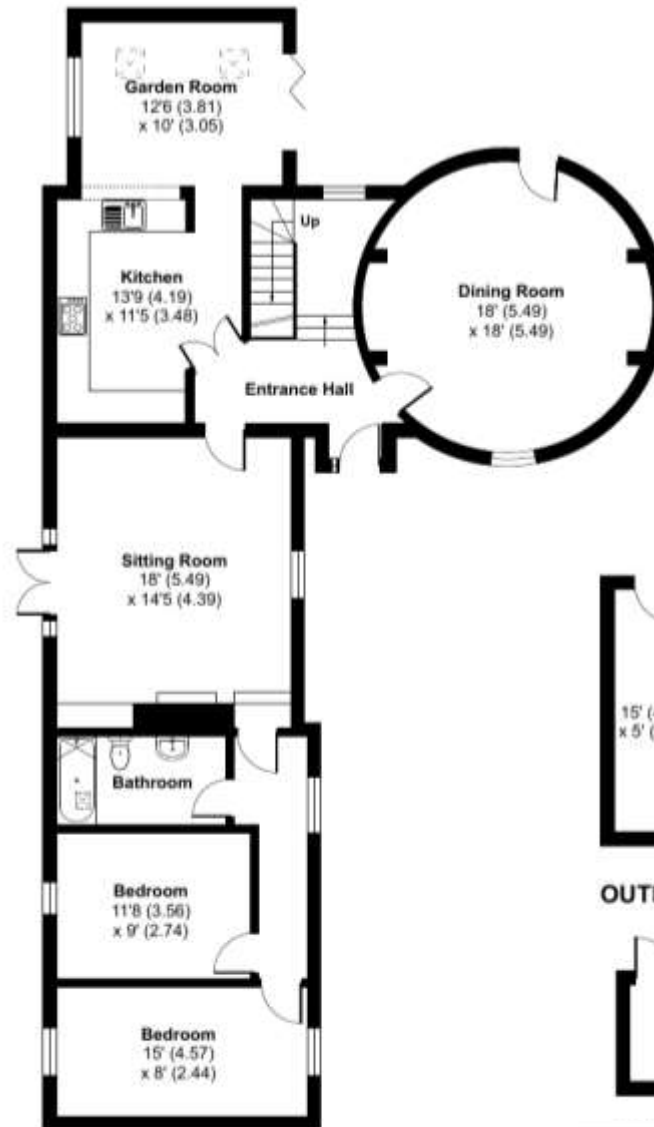
Total = 2242 sq ft / 208.2 sq m

For identification only - Not to scale

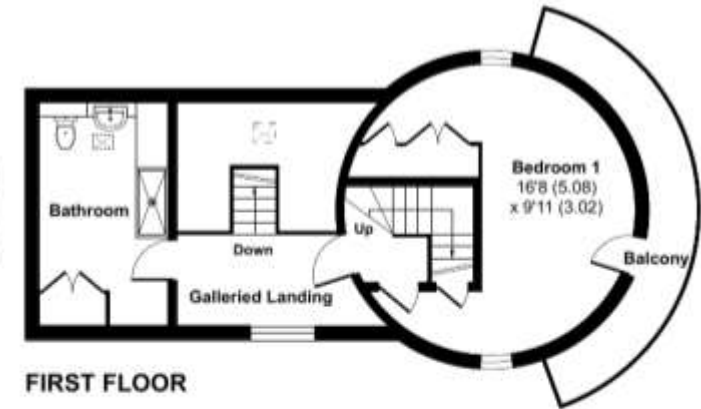


THIRD FLOOR

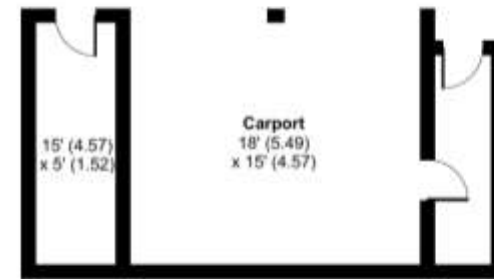
SECOND FLOOR



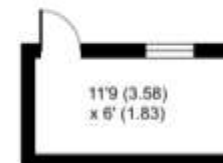
GROUND FLOOR



FIRST FLOOR



OUTBUILDING 2



Tenure: Freehold
 Local Authority: Harborough District Council
 Listed Status: Grade II Listed. Reference: 1209161
 Conservation Area: No
 Tree Preservation Orders: None
 Tax Band: G
 Services: The property is offered to the market with mains water, foul water to a Klargestar and oil-fired central heating.
 Broadband delivered to the property: Assumed FTTC
 Non-standard construction: Believed to be of standard construction
 Wayleaves, Rights of Way & Covenants: Yes, a copy of the Title is available on request
 Flooding issues in the last 5 years: None
 Accessibility: Four storey dwelling. There are steps up to the property from the driveway
 Planning issues: None which our client is aware of
 Coastal erosion: None
 Coal mining in the local area: None
 Satnav Information: The property's postcode is LE17 5PB, and house name Old Windmill.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for James Sellicks Estate Agents. REF: 1116048



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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Open countryside views