



**The Mill House, 1 Easthorpe Road,
Bottesford, Leicestershire, NG13 0DS**

Offers Over £900,000

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The Mill House is a stunning substantial period detached home which is believed to date back to Norman times. Formerly a water mill which supplied flour which was delivered along the River Devon to Belvoir Castle and was understood to be converted into a home in the early 18th Century.

This truly individual home was substantially extended during the 1800s and more recently has undergone a complete programme of sympathetic refurbishment and reconfiguration to create a beautiful spacious, light and airy family orientated home which combines much of its original character and features with the advantages of contemporary living.

The accommodation spans three floors and comprises three main reception rooms and central family room which links off a reconfigured contemporary dining kitchen. The kitchen is appointed with a generous range of units and links through into a useful utility/cloaks with a separate additional cloakroom located off the original entrance hall. In addition there is a spacious laundry room and further store/gym off.

To the first floor there are four double bedrooms, four bath/shower rooms including a spacious family bathroom with sauna. To the second floor accessed off two separate staircases are three further rooms in the eaves, which potentially provides up to 7 bedrooms.

The property is tastefully decorated throughout and many of the rooms benefit from the original sash windows, deep skirting with attractive fireplaces to both the living and dining rooms.

As well as the wealth of accommodation on offer the property occupies a stunning plot, tucked away in a quiet backwater yet still within walking distance of the heart of this well served and highly regarded edge of Vale village.

The property is located off a sweeping private driveway which is shared with only a couple of other dwellings, offering a good degree of privacy with the total plot approaching three quarters of an acre. The gardens are

beautifully maintained with large lawned frontage, well stocked with established trees and shrubs and encompasses a pretty summer house, with large terrace which links back into the main dining room creating a fantastic outdoor entertaining space. The driveway sweeps down the side of the property and provides a considerable level of off road parking with a detached brick and pantile double garage.

The rear garden is a delightful feature, again lovingly maintained and established over the years and offers the unique feature of the River Devon flowing through the centre creating a stunning backdrop to this pretty and private location.

Overall the Mill House is quite a unique dwelling which has undergone a complete programme of tasteful refurbishment to arrive at a truly stunning family orientated home, tucked away in a beautiful setting all within this highly regarded edge of Vale village and viewing comes highly recommended to appreciate both the location and accommodation on offer.

The village of Bottesford is well equipped with local amenities including primary and secondary schools, a range of local shops, doctors and dentists, several public houses and restaurants, railway station with links to Nottingham and Grantham which gives a fast rail link to London's Kings Cross in just over an hour. The A52, A46 and A1 are also close by providing excellent road access.

AN OPEN SIDED STORM PORCH WITH PERIOD STYLE OAK ENTRANCE DOOR LEADS THROUGH INTO:

ENTRANCE HALL

9'0 x 6'4 (2.74m x 1.93m)



Having attractive tiled floor, deep skirting, central heating radiator, inset downlighters to the ceiling, built in storage cupboard with original period door and a pair of glazed doors leading through into:

SNUG / INNER HALLWAY

15'7 x 14'8 (4.75m x 4.47m)



A particularly versatile central reception which links through into the kitchen and also gives access to the majority of the ground floor, creating either an informal snug/sitting room or larger central reception hall. Having delightful aspect out into the rear garden with French

doors leading out onto a pretty rear terrace, wood effect flooring, deep skirting, central heating radiator, exposed beams to the ceiling with inset downlighters, wired for wall mounted flat screen TV and a pair of glazed doors leading through into:

DINING KITCHEN

20'7 x 13'0 (6.27m x 3.96m)



Comprising an initial breakfast/dining area which is open plan to the kitchen.



The kitchen has a generous range of contemporary wall, base and drawer units, obscure glazed display cabinets, granite work surfaces, integrated Neff five ring gas hob

with stainless steel chimney hood over, space for free standing dishwasher, integrated Neff double oven, alcove designed for American style fridge freezer, wine rack, attractive box bay window with deep sill making a pretty window seat, attractive stone effect tiled floor, central heating radiator, inset downlighters to the ceiling, exterior doors to the front and rear and further bi-fold door leading through into:



UTILITY / CLOAKROOM

12'6 max x 5'7 max (3.81m max x 1.70m max)

Comprising an initial lobby area with cloaks hanging space, window to the front and open doorway leading through to the utility area, having fitted wall, base and drawer units, rolled edge laminate work surface, inset stainless steel sink and drainer unit, tiled splashback, low flush wc, quarry tiled floor and window overlooking the rear garden.

DINING ROOM

19'3 into bay x 13'4 (5.87m into bay x 4.06m)



A stunning reception retaining much of its original character with high corniced ceiling and central rose, large walk-in bay with period sash windows and French doors leading into the garden, deep skirting, wood effect flooring and picture rail. The focal point of the room is the chimney breast with exposed brick fireplace with solid fuel stove, alcove to the side and additional arched alcove with integrated dresser and glass shelving, three central heating radiators and door leading to:

SECONDARY HALLWAY

11'8 x 9'6 (3.56m x 2.90m)



Having original encaustic tiled floor and deep skirting, spindle balustrade turning staircase rising to the first floor, dado rail, ceiling light point, central heating radiator and part glazed external door.

SITTING ROOM

19'4 x 16'5 (5.89m x 5.00m)



An attractive formal reception benefitting from a dual aspect with large walk-in bay window overlooking the delightful established gardens, the focal point of the room is the chimney breast with ornate fire surround and mantle with inset cast iron fireplace and grate, part tiled hearth,

alcoves to either side with built in dresser unit and storage shelves over, deep skirting, corniced ceiling with central rose, picture rail, central heating radiator, sash windows to the front and additional window to the rear.

CLOAKROOM

11'5 x 4'9 (3.48m x 1.45m)



Having original encaustic tiled floor, deep skirting, close coupled wc, built in vanity unit with granite surface and rectangular wash basin, mosaic tiled splashback, central heating radiator, ceiling light point, picture rail and sash window.

From the initial hall/reception a timber ledge and brace door with steps leading down into:

LAUNDRY ROOM

11'4 x 10'4 (3.45m x 3.15m)



Fitted with wall and base units, rolled edge laminate work surface with inset stainless steel one and a third bowl sink and drainer unit, plumbing for washing machine, space for tumble drier, wall mounted gas central heating boiler, access to loft space, central heating radiator, window to the side and stable door leading out onto the rear terrace. A further cottage latch door leads through into:

STORE ROOM

10'6 x 8'1 (3.20m x 2.46m)

A versatile space having exposed beam to the ceiling, power and light, window to the rear.

RETURNING TO THE SECONDARY HALLWAY, A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO THE:

FIRST FLOOR LANDING



Having deep skirting, dado rail, exposed beam to the ceiling, storage cupboard which also houses the hot water cylinder and further doors leading to:

BEDROOM 1

15'5 x 13'6 (4.70m x 4.11m)



A well proportioned double bedroom having delightful aspect into the garden, fitted with a generous range of contemporary full height wardrobes, storage cupboards, low level drawer units and matching side tables with integrated lighting and power, chimney breast with inset cast iron fireplace and wiring for flat screen TV above, deep skirting, central heating radiator and sash windows to the side. A door leads through into:

JACK & JILL ENSUITE SHOWER ROOM

9'0 x 7'0 (2.74m x 2.13m)



Having large quadrant shower enclosure with curved sliding double doors and wall mounted shower mixer, low flush wc with concealed cistern, built in vanity unit providing useful storage with surface over and inset wash basin, tiled splashbacks, vanity unit above with part mirrored door fronts and downlighters, stone effect tiled floor, central heating radiator and additional chrome towel radiator, sash window. A further door leads through into:

BEDROOM 2

15'3 x 12'10 (4.65m x 3.91m)



Currently utilised as a home office but certainly large

enough to be a generous double bedroom, appointed with both fitted full height wardrobes, central drawer units and mirrored cupboards above, additional study area with integrated work surface, low level drawer units and additional wall mounted cupboards, chimney breast with cast iron fireplace, deep skirting, central heating radiator, two sash windows overlooking the garden.

BEDROOM 4

12'5 max x 10'7 max (3.78m max x 3.23m max)



A further double bedroom tucked away adjacent to a further shower room, having built in cupboard, ceiling light point, central heating radiator and sash window.

SHOWER ROOM

8'0 x 4'7 (2.44m x 1.40m)



Having double width shower enclosure with sliding glass screen and wall mounted shower mixer, low flush wc with concealed cistern, built in vanity unit with inset wash basin, tiled floor and walls, central heating radiator, inset downlighters to the ceiling, sash window.

FAMILY BATHROOM

11'10 x 9'0 (3.61m x 2.74m)



A generous space comprising Whirlpool shower bath with integrated jets and additional shower handset, curved glass screen and wall mounted rose, low flush w c with concealed cistern, tiled display alcoves, vanity unit with

over-mounted wash basin, tiled splashbacks, wall mounted shaver point, exposed beams to the ceiling with inset downlighters, two windows overlooking the garden and incorporating a:

SAUNA



Having electric fired coals, seating area, wall light point, glass door and pine tongue and groove surround.

Returning to the landing, an open doorway leads through into an:

INNER LANDING

11'10 x 10'6 (3.61m x 3.20m)



A useful L shaped space, large enough to accommodate further free standing furniture or would make an additional study area or first floor reception/seating area, having deep skirting, central heating radiator and sash window.

BEDROOM 3

13'2 x 12'4 (4.01m x 3.76m)



A further double bedroom appointed with a generous range of contemporary furniture comprising integrated wardrobes, low level drawer units with vanity surface over, complementing side tables and overhead storage, inset downlighters, access to loft space, central heating radiator

and pleasant dual aspect with windows to the front and side. A pair of doors lead through into:

ENSUITE SHOWER ROOM

5'0 x 4'10 (1.52m x 1.47m)



Appointed with quadrant shower enclosure with curved sliding doors, chrome wall mounted shower mixer, close coupled wc, built in vanity unit with over-mounted wash basin, fully tiled walls and floor, integrated shaver point, chrome contemporary towel radiator and Velux skylight.

Returning to the main landing a door gives access into a stairwell rising to the second floor where there is a further double bedroom situated in the eaves:

BEDROOM 5

20'7 max x 11'2 to eaves (6.27m max x 3.40m to eaves)



A superb space ideal as guest suite or teenage bedroom, flooded with light from windows to the front and two large Velux skylights to the side, having exposed purlins, under-eaves storage and central heating radiator.

FROM THE INNER LANDING A FURTHER STAIRCASE RISES TO A SECONDARY PART OF THE SECOND FLOOR WHERE THERE ARE TWO VERSATILE ROOMS WITHIN THE EAVES.

BEDROOM 6



Having part pitched ceiling with exposed beam, inset downlighters to the ceiling, chimney breast, access to under-eaves and window to the side.

BEDROOM 7



Having pitched ceiling with exposed purlins, central heating radiator and Velux skylight.

EXTERIOR



The Mill House is situated in a delightful quiet backwater, tucked away off Easthorpe Road on a private driveway shared with only two other dwellings and with a total plot approaching three quarters of an acre.



An open gateway leads onto a substantial driveway which provides more than ample off road parking, secluded by panelled fencing and brick walls, sweeping round to the main entrance to the house and in turn the detached:



DOUBLE GARAGE

17'5 x 16'7 (5.31m x 5.05m)

Having twin ledge and brace timber doors, power and light, storage in the eaves and courtesy door to the side.

GARDENS



The gardens lie to all sides with a beautiful frontage offering a high degree of privacy with considerable well maintained lawn and well stocked perimeter borders with established trees and shrubs, timber summerhouse with decked veranda and additional storage shed. To the front of the property is a substantial paved terrace with access back into the formal dining space creating an excellent outdoor entertaining area. In addition there is an open sided barbecue/grill hut with power and light.

SUMMER HOUSE

10'0 x 8'0 (3.05m x 2.44m)



REAR GARDEN



To the rear of the property is a further delightful mature and private garden, dissected by the River Devon which sits well below the level of the house, creating a delightful feature with beautifully maintained banks well stocked with established shrubs, shaped lawn, terrace directly to the rear of the property, raised vegetable beds and curved conifer screen.





COUNCIL TAX BAND

Melton Borough Council - Tax Band G.

TENURE

The property is Freehold.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	75
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		



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