



Old Mill Farm, 12 Altar Stones Lane, Markfield, Leicestershire, LE67 9PX

HOWKINS &
HARRISON



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12 Altar Stones Lane,
Markfield, Leicestershire, LE67 9PX

Asking Price: £725,000

Located within the popular village of Markfield, this this period farmhouse is the perfect home for those with equestrian interests and boasts over 2500sqft of versatile family accommodation. Arranged over two floors the property comprises of four/five reception rooms, a large dining/kitchen, four bedrooms, three en-suites and a family bathroom. Externally the property really comes into its own occupying a generous plot of approximately 1 acre with large ménage and three stables as well as a mature garden. The property also benefits from additional land adjoining the property totalling 4.1 acres which is split into two paddocks with separate access gates.

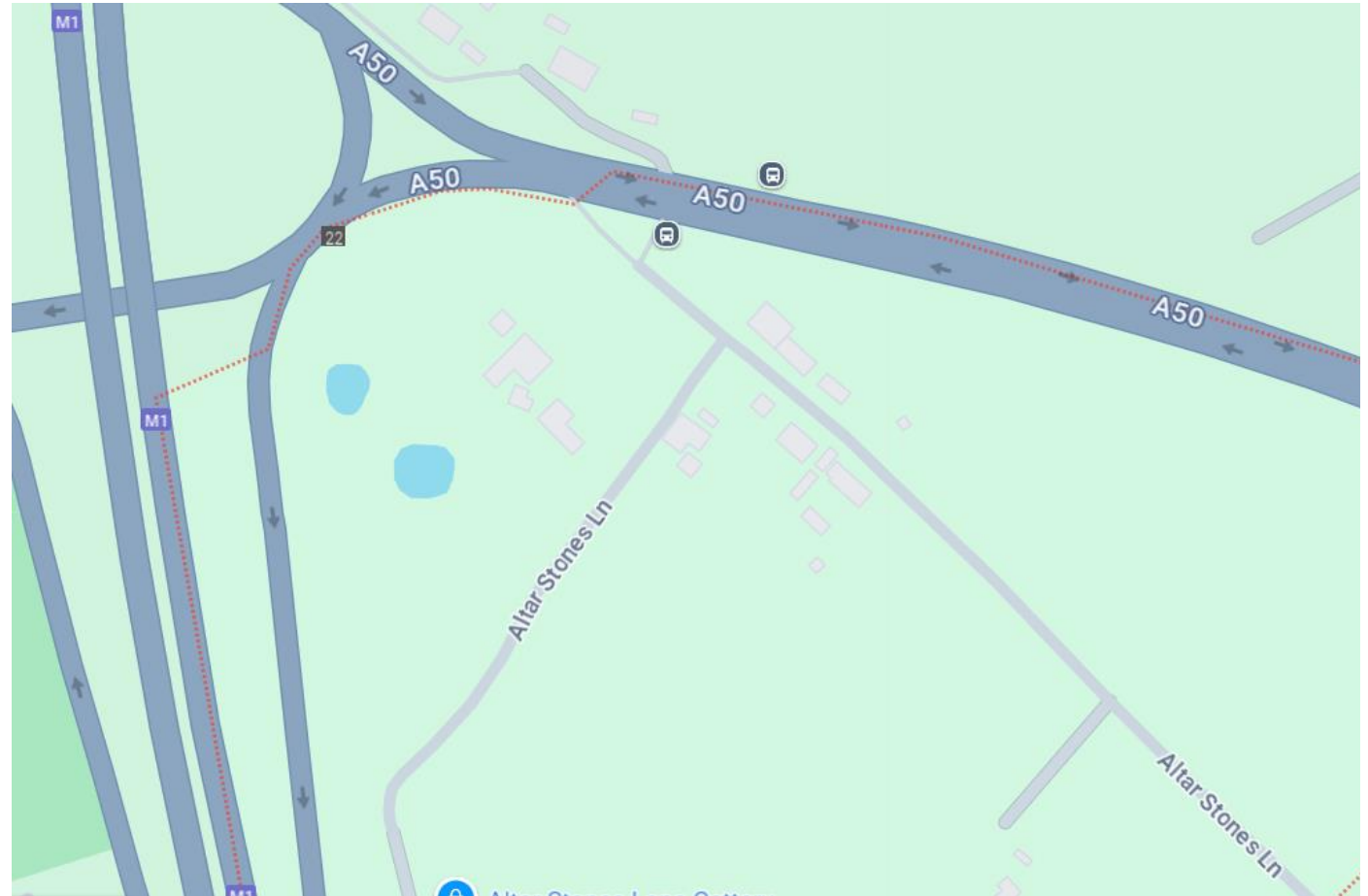
Features

- Period farmhouse set within approximately 5 acres
- Equestrian facilities including stabling, ménage and two paddocks
- Private yet accessible location
- Versatile living accommodation totalling over 2500sqft
- Four generously sized reception rooms
- Four bedrooms and four en-suites/bathrooms
- Perfect location for commuters



Location

Markfield is a sought-after village to the north-west of Leicester and offers convenient access to the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville and Loughborough, all of which offer a range of amenities including shopping, schooling and recreational activities, plus regular bus services & access to East Midlands Airport, the M1, M69 and M42 motorway network and the adjoining Charnwood & New National Forests, with their many scenic country walks and golf courses. The village of Markfield benefits from being surrounded by easily accessible countryside. There are a variety of public footpaths which include the "Leicestershire Round". To the north-western side of the village lies the Hill Hole Nature Reserve. Local amenities include Chinese and Indian takeaways, a fish and chip shop, public houses, newsagents, Just Naturally Healthy - an independent shop selling organic produce, a Co-Operative Supermarket and a doctor's surgery. Local primary schooling is available at Mercenfeld Primary School and nearby Stanton Under Barton Primary School, with secondary schooling available at South Charnwood High School.



Accommodation Details - Ground Floor

Accessed from the front, entry is via an entrance porch, leading immediately into the main entrance hallway. From here doors lead off from the left and right giving access into a formal dining room and the extremely spacious reception lounge having two stone feature fireplaces and patio doors that lead out directly into the landscaped gardens. Continuing through the property you will find a generously sized dining/kitchen that offers range of fitted units alongside a separate utility area. There are two further reception rooms, one of which could be used as a home office or ground floor bedroom, the second is a large reception room that could be adapted (subject to approvals) to form a superb open plan living/kitchen or even a separate annexe again subject to the relevant permissions.

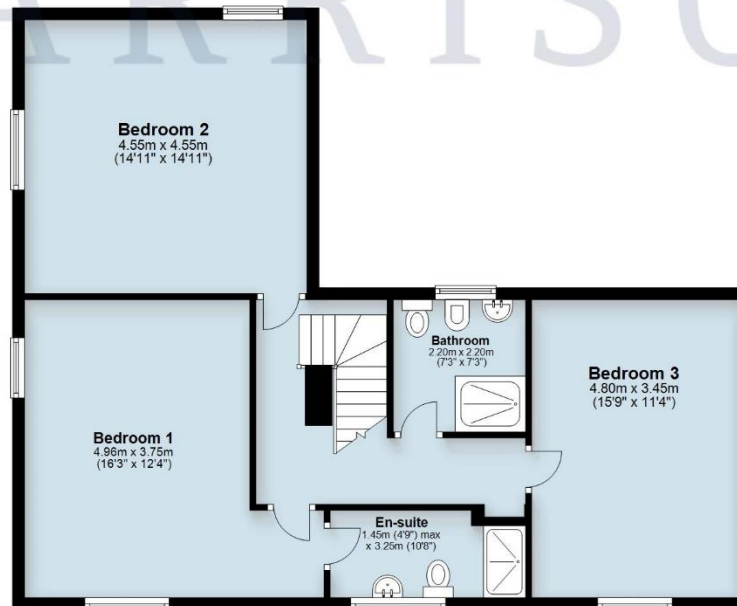




Ground Floor
Approx. 161.1 sq. metres (1734.5 sq. feet)



First Floor
Approx. 79.6 sq. metres (856.8 sq. feet)



Total area: approx. 240.7 sq. metres (2591.3 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.
Plan produced using PlanUp.



Features

- Period farmhouse set within 3.95 acres
- Equestrian facilities including stabling, ménage and paddock
- Private yet accessible location
- Versatile living accommodation totalling over 2500sqft
- Four generously sized reception rooms
- Four bedrooms and four en-suites/bathrooms
- Perfect location for commuters



First Floor

A single flight staircase rises from the entrance hall rises onto the first floor landing where you will find three king sized bedrooms. The principal bedroom benefits from its own en suite shower room. All three bedrooms offer individual views of the surrounding gardens and bedrooms two and three are serviced by a three piece family shower room.



Outside, Gardens and Grounds

Outside the property offers wrap around landscaped gardens and has excellent equestrian facilities. There is ample off road parking to the rear elevation in the form a gravelled hardstanding. In addition, there are three Harlow stables, a floodlit ménage and two enclosed paddocks with post and rail fencing that can be accessed separately via gated access from Alter Stone Lane. In total th plot extends to 3.95 acres.

A rare opportunity to acquire
a most desirable character farmhouse with
equestrian facilities.

Viewing is highly recommended



Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band - G

**HOWKINS &
HARRISON**

AWAITING EPC



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

