



Blaby Mill, Mill Lane, Blaby, Leicestershire, LE8 4FG

HOWKINS &
HARRISON



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Guide Price: £1,250,000

A unique opportunity to purchase a five bedroom, former working mill set over three floors, with two stables, numerous outbuildings/garages and a two acre paddock. Located on the edge of the Leicestershire village of Blaby and situated in a semi-rural location, this equestrian property has wonderful views across the neighbouring countryside.

Features

- Semi rural location
- Total plot extending to just under three acres
- Equestrian property with paddock and stabling
- Five double bedrooms, four bathrooms
- Kitchen/diner
- Spacious utility room and ground floor cloakroom
- Study & Office/hobby rooms
- Tack room/office
- CCTV and alarmed & Zoned central heating system
- Paddock of just over two acres
- Full of character and charm
- Lead double glazed windows and doors
- Exposed reclaimed beam work and timbers
- Impressive range of garages, larger than average size
- Septic tank conforming to current standards
- Open countryside views



Location

The property is situated in a quiet backwater in the delightful village of Blaby. There are numerous buildings in Blaby, including Blaby Mill, which are of both historical and architectural interest as Old Blaby is a conservation area and contains some ancient and picturesque dwellings. The village has a number of public houses which includes The Bakers Arm, dating back to 1484, with its wonderful, thatched roof. The village is well serviced with local amenities including numerous shops, a post office, two supermarkets, pharmacies, hairdressers, doctors surgery, library, hotel, two primary schools, a dentist, churches and Bouskell and Northfield Parks. As well as being serviced by good transport links Blaby is a charming village filled with character and has plenty to offer. Blaby is well connected with road links and is within easy access to the outer ring road and the M1 and M69 motorways. Train services can be accessed from nearby neighbouring village of Narborough or main line services from Leicester or Rugby Town Centres.



Ground Floor

The main entrance to the property is through a glazed leaded door with glazed panels either side and glazed arched windows above, which provides access to an inner porch. This in turn opens out to the sitting room where stairs, with useful storage cupboard beneath, rise to the first floor. There is reclaimed exposed oak beam work within the room and dual aspect windows, with the window to the rear overlooking the garden and countryside beyond. A wonderful focal point is a glass viewing panel inset into the floor with light below, which provides views of the former working area of the mill. A study with arched window is accessed from the sitting room and a further door leads to the spacious kitchen/dining room, fitted with terracotta ceramic floor tiles and a range of farmhouse style oak wall and base kitchen cabinets, incorporating a butchers block centre island unit, large dresser with plate rack and glass fronted display units, along with numerous cupboards and drawers, with complementary work surfaces over. This room is the hub of the home and is flooded with natural light, with windows to both the front and rear aspects, along with leaded glazed French doors which open out onto and provide wonderful views over the garden. There are exposed ceiling timbers, exposed brickwork and an inglenook with beam above and an electric range style oven inset. Additional fitted appliances include a microwave, and an integrated fridge, freezer and dishwasher. A door from the kitchen leads to a welcoming entrance with useful storage cupboard, exposed timbers, slate flooring and further doors to the remaining accommodation. There is access to the front courtyard (this is used by the current owners as the main entrance) and a further staircase which leads to the second floor. The slate flooring extends through to a spacious utility room with floor to ceiling airing cupboards, further oak wall and base kitchen cabinets, with a combination of wooden and laminate work surfaces over, Belfast sink, window overlooking the rear and a Velux window. There is also space and plumbing for a washing machine and tumble drier. There is separate WC with wall mounted wash hand basin and complementing slate flooring. Adjacent to the WC is an office, with fitted shaker style white cupboards with work surface over and is currently being used as a tack room, which provides direct access to two stables and a feeding area. To the front of the property is an additional room (currently a hobby room) with herringbone wood effect vinyl flooring and further fitted cupboards, which would make an ideal secondary office, snug or TV room.





First Floor

From the impressive and spacious galleried landing, stairs rise to the second floor and doors lead to the first floor accommodation. Adjacent to the staircase is an attractive timber shelf which is visible from the ground floor and makes a lovely feature. A cupboard on the landing houses a central hoover system which connects to hoover vents in the ground floor rooms. Located to the rear and enjoying views over the garden, with dual aspect windows, the master bedroom benefits from its own en-suite bathroom fitted with a walk-in shower enclosure, WC, bidet, chrome heated towel radiator and wall mounted vanity unit with drawers, shelf and wash basin inset. There is a wonderful walk-in wardrobe with ample hanging space and shelving, along with a window affording plenty of natural light. The guest bedroom also boasts views to the rear aspect and has exposed ceiling and wall timbers, attractive shutters, a useful walk-in cupboard and also benefits from an en-suite which is fitted to a contemporary style with a double walk-in shower, freestanding bath, WC, shaker style vanity unit with wash hand basin and mirror with lights inset, finished with wood effect flooring.

Second Floor

The second floor galleried landing makes an ideal seating area or library and features dual aspect panelled windows, with the focal point being an attractive, reclaimed art Nouveau style stained glass window. There are exposed timbers and wooden doors which lead to three bedrooms and the family bathroom. Bedrooms three and four both have an exposed timber shelf across the rear wall, with bedroom three having garden views, whilst bedroom four overlooks the front elevation. There are further characterful exposed timbers in bedroom five which also has the benefit of an en-suite, fitted with a corner shower enclosure, wash hand basin, WC and a chrome heated towel radiator. The family bathroom on this floor is of a generous size with wooden panelled bath with fitted cupboard to one side, pedestal wash hand basin, WC and a chrome heated towel radiator, with part tiling to the water sensitive areas. From this floor the secondary staircase is accessed which provides access straight down to the ground floor, leading to the entrance hall.





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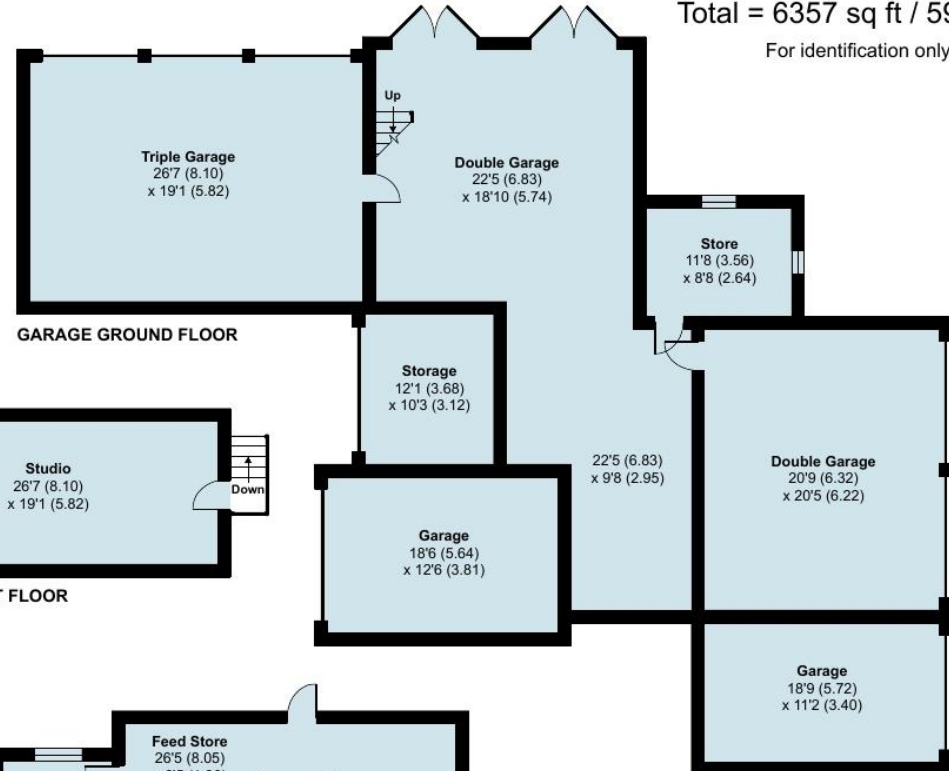
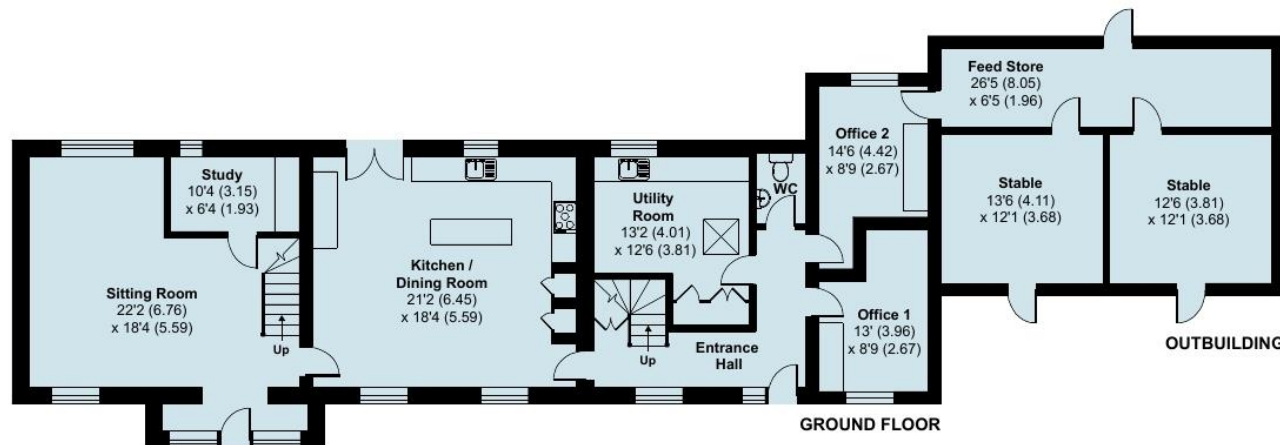
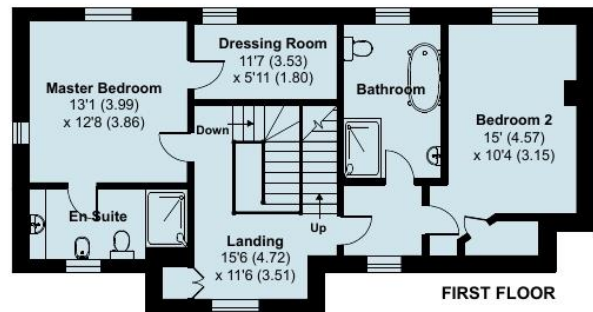
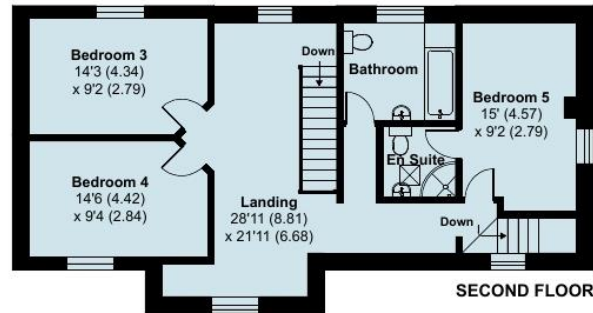
Approximate Area = 3138 sq ft / 291.5 sq m

Garages = 2596 sq ft / 241.2 sq m

Outbuilding / Storage = 623 sq ft / 57.8 sq m

Total = 6357 sq ft / 590.5 sq m

For identification only - Not to scale





Outside

The property is approached via a tarmacadam drive where there is additional space for parking in front of electric wrought iron gates, which open to a split level, spacious block paved and resin driveway which provides further parking in front of an impressive range of brick-built garages, each with double opening wooden doors, three phase electric and CCTV, along with a store with gardener's loo and a first floor studio which is fully boarded, accessed via a ladder. The garages have their own central heating system serviced by a separate boiler to the main house. Attached to the property are two stables including a feed area with oak framed, lit canopy on the outside and two brick-built outbuildings, suitable for storage (one of which houses the controls for the electric livestock fencing). The stables have an exposed reclaimed a-frame beam from the original mill, light, automatic water drinkers, and CCTV. The rear garden is laid to lawn in front of the river Sence with a circular block paved seating area, providing an ideal space for bird spotting, mill race and pathway which leads to the river. A bridge, accessed from the resin driveway, leads to a holding pen and the paddock which equates to just over two acres. There is a further outbuilding with additional garages and workshops, all accessed via electric roller doors next to which, is a shipping container discreetly positioned, providing further storage. The garages and outbuildings equate to just over 3,000 sq ft and has the potential to convert, subject to obtaining the correct planning permissions, to additional residential living accommodation, which could suit anyone looking for multi-generational living if so desired. The property benefits from right of way access to the far side of the paddock, over the main bridge, for any tractor work that may need to be carried out.



Viewing

Strictly by prior appointment via the agents Howkins & Harrison. Contact on Tel:01455-559203.

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

Blaby District Council Tel:0116-2750555
Council Tax Band – H.

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |



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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.



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