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Mill Lane, Legbourne



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property it must be


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£235,000



Welcome to Legbourne Mill, tucked away within the beautiful and sought-after village of Legbourne, with the rolling hills of the Lincolnshire Wolds to the west and within a few miles to the east many quiet and secluded stretches of coastline

Key Features

- Grade II Listed Mill House
- Picturesque Village Location
- Spacious Accommodation
- Four Bedrooms & Two Bathrooms
- Off-Road Parking & Private Garden
- No Onward Chain
- EPC rating N/a
- Tenure: Freehold





Welcome to Legbourne Mill, tucked away within the beautiful and sought-after village of Legbourne, with the rolling hills of the Lincolnshire Wolds to the west and within a few miles to the east many quiet and secluded stretches of coastline. The approach to the Mill along Mill Lane is delightful! The private and secure area to the front of the mill has space to accommodate numerous vehicles.

Over the years, much work has been carried out to the Mill to include lime plastered walls throughout, bespoke wooden sash windows and flagstone flooring to the ground floor with underfloor heating.

The mill cap has been rebuilt and all the mill tower floors have been replaced, incorporating traditional joinery with chunky pine beams, wide ceiling boards and traditionally nailed floorboards in reclaimed pine.

The extension to the mill tower has been opened up to great effect, creating a wonderful open plan space featuring a wide galley kitchen in old pine and a spacious living area with log burner. Light floods in the double patio doors which open on to a private fenced garden, with a yorkstone flagged patio to the rear of the building overlooking the river. The extension also incorporates a shower room with wc .

Step out of the door on the first floor onto the wrap around balcony which would have originally been used to pull the ropes to turn the windmill sails in and out of the wind. The balcony does require some repair.

The six floors of the mill tower provide 6 quirky spaces, each with their cosy lime plastered walls and warm wooden ceilings and floors. The ground floor with its underfloor heating makes an ideal living room, or bedroom, with 4 upper floors for bedrooms or additional living, plus the third floor which accommodates the family bathroom. Whilst the property does require some refurbishment works, it's ready for its new owners to make it their own!

Measurements

Reception Room 1 4.61m X 4.36m

Kitchen 2.25m X 4.89m

Shower Room 2.94m X 0.95m

Reception Room/Bedroom 15.80m X 5.81m

First Floor 5.33m X 5.44m

Second Floor Bathroom 4.86m X 4.89m

Third Floor 4.31m X 4.23m

Fourth Floor 3.70m X 3.74m

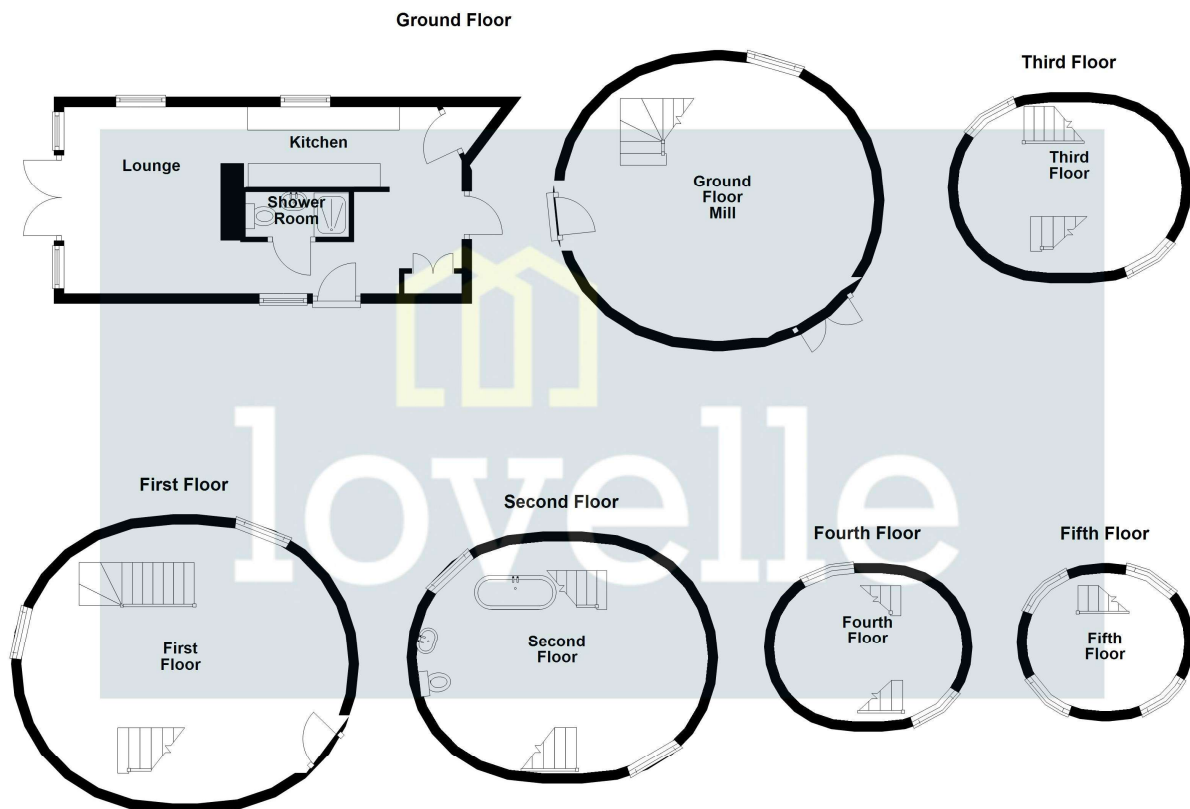
Fifth Floor 3.17m X 3.27m

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile and broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.

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