1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
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nest
ESTATE AGENTS

Room Sizes

Entrance Hall

Dining Room
10'08 min x 12'03

Living Room
12'03 x 20'02

Breakfast Kitchen
34'02 x 14'10 max

Boot Room / Utility

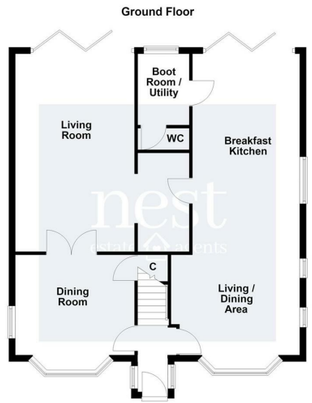
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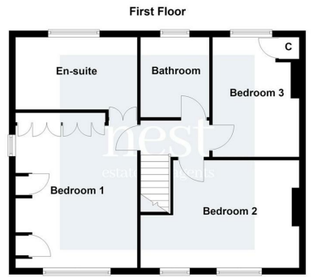
Bedroom One
12'02 max x 13'09 min

Bedroom Two
16'06 max x 10'11

Bedroom Three
12'01 x 8'04

Bathroom







FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
FREE PROPERTY VALUATION Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.
Call us on 0116 2772277 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Port Mill Cottage, Mill Lane, Blaby, LE8 4FG

Price Guide £990,000

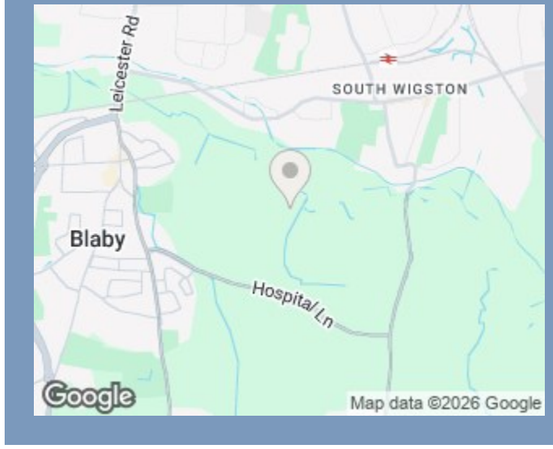
The Story Begins

- Detached Family Home Combining Country Living And Equestrian Facilities
- Approximately 1¾ Acres With Stables, Manège And Paddock
- Gated Access Onto A Private Shared Driveway With Just One Other Property
- Generous Living Room With Log Burner And Bi-Fold Doors To The Garden
- Stunning Open-Plan Breakfast Kitchen And Family Living Area
- Three Generous Double Bedrooms Including Impressive Principal En-Suite
- Beautiful Lawned Gardens And Patio Areas Perfect For Entertaining
- Equestrian Facilities With Land For Keeping And Exercising Horses
- Carport And Ample Off-Road Parking Completing This Exceptional Home
- Freehold , Awaiting Energy Rating & Council Tax Band - E

Location Is Everything

Blaby offers a fantastic range of amenities to suit all ages. The village centre provides a good selection of shops, including Iceland and Aldi supermarkets, along with a post office, pharmacies, health centres, hotel, library and dentist. There are two primary schools within the village, with secondary schooling available in the neighbouring village.

The village also benefits from several churches and attractive green spaces, including Bouskell Park and Northfield Park. Blaby is particularly popular for its excellent access to Leicester city centre and the motorway network. The village also boasts a designated conservation area, offering plenty of charm, character and attractive period properties.











Inside Story

A exceptional country residence offering an enviable combination of refined family living, privacy and outstanding equestrian facilities, set within approximately 1¾ acres of beautiful grounds.
Approached via gated access onto a private shared driveway serving just one other property, the setting immediately creates a wonderful sense of seclusion and exclusivity. With extensive grounds, stables, a manège and paddock, this is a rare opportunity to enjoy a country lifestyle with your horses quite literally on the doorstep.
The beautifully appointed accommodation begins with a welcoming hall leading to an elegant dining room, complete with bay window and French doors opening into the impressive living room. A log burner provides a cosy focal point, while bi-fold doors open onto the garden, creating a seamless connection between the home and its surroundings.
At the heart of the property is the superb open-plan breakfast kitchen and family room, designed equally for relaxed family living and entertaining. The kitchen features fitted cabinetry, integrated appliances and a substantial central island with seating, while a second log burner adds warmth and character. Further bi-fold doors flood the room with natural light and open directly onto the outside space. A useful boot room/utility and WC complete the ground floor.
Upstairs, three generous double rooms provide comfortable accommodation. The principal bedroom enjoys built-in wardrobes and a luxurious en-suite featuring a bath and separate walk-in shower, complemented by a well-appointed family bathroom.
Outside, the property truly comes into its own. Beautiful gardens and generous patio areas create an exceptional setting for outdoor entertaining and relaxation, leading to the stables, manège and approximately 1¾ acres of land. Equestrian facilities provide an excellent opportunity for those looking to keep, exercise and enjoy horses from home. A car port and extensive parking finish this remarkable home.



