



COUNTRY ESTATE, NEAR COTES, LEICESTERSHIRE

GUIDE PRICE: £2,000,000





### Confidential Country Estate Opportunity

Set within approximately 12.6 acres, this discreet lifestyle estate combines extensive grounds, equestrian facilities and contemporary accommodation within a highly regarded rural setting.

Further information available upon request.



















## Key Features:

- Approx. £35,000 per annum combined ancillary income from holiday accommodation, equestrian use and solar generation
- Approx. 12.6 acres - Stable block & ménage
- Private grounds & Water frontage
- Contemporary accommodation
- Ancillary buildings & garaging
  - Offered confidentially



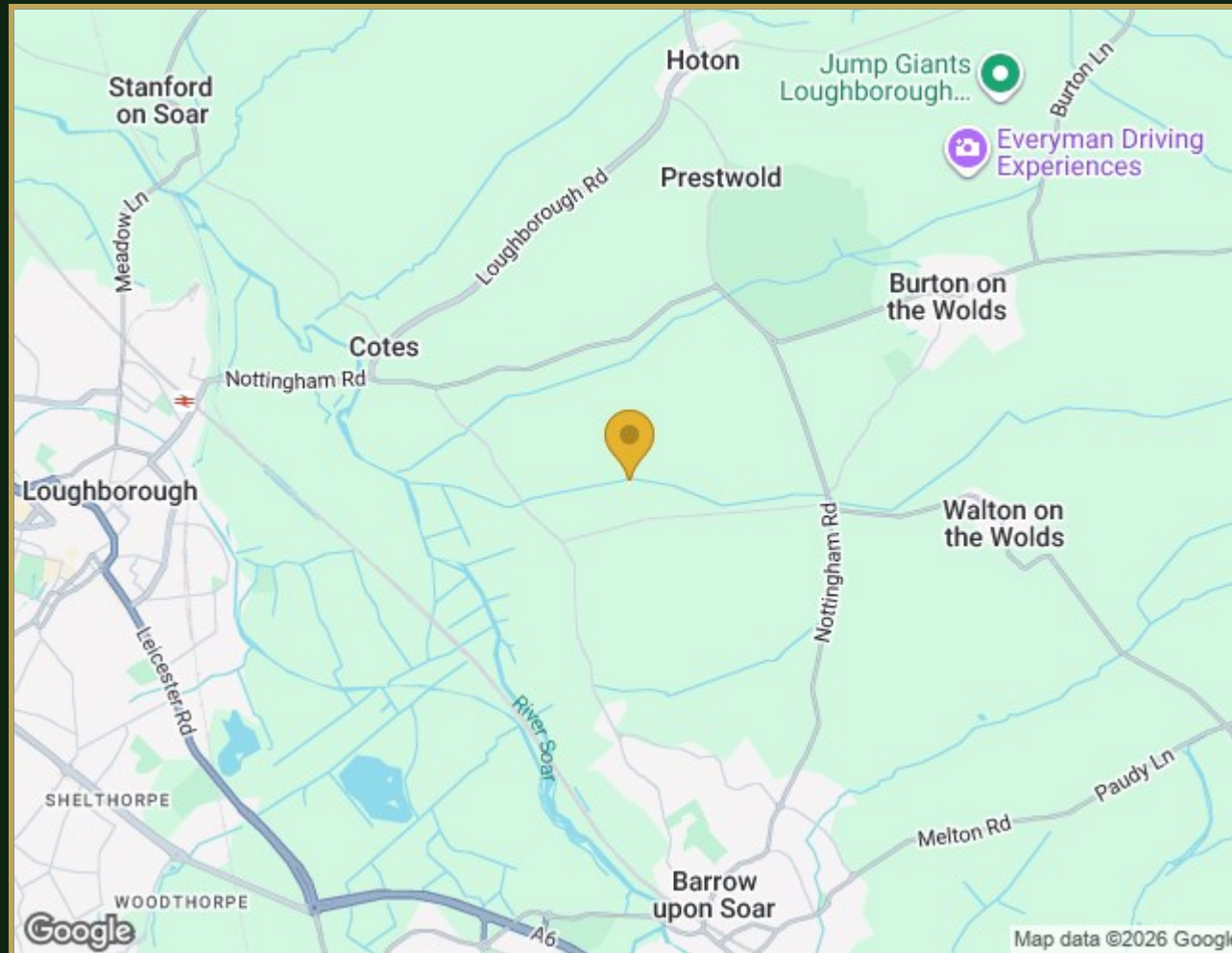
# REZIDE



3601.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>		81	(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	67		(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<small>Not energy efficient - higher running costs</small>			<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>		
<b>England &amp; Wales</b>	<small>EU Directive 2002/91/EC</small>		<b>England &amp; Wales</b>	<small>EU Directive 2002/91/EC</small>	

# Property Location



Brookfields Farm Bandalls Lane, Near Cotes, Loughborough, LE12 8JH