

The Old Mill Mill Lane,  
Heather,  
Coalville, LE67 2QF









£1,050,000

#### GENERAL

An historic 18th Century Grade II listed Mill House set in approximately two acres. The Old Mill is an idyllic property that is steeped in history. There are some interesting features throughout the Mill House including beamed ceilings and inglenook fireplaces which are a reminder of its rich history. The Mill House is well set back from the road and surrounded by gardens where the original sleuce gate can be seen. The present owners have substantially improved the property over the years, adding a stable yard and double garage. The accommodation briefly comprises on the ground floor, four reception rooms and a living kitchen. On the first floor there is a master bedroom suite with three further bedrooms and a bathroom. On the second floor, there is a superb open plan storage room which has potential, subject to the usual consents to be converted into further bedroom accommodation.





### LOCATION

The Old Mill is located just outside the Heather. Heather is a thriving small village with a Public House, Primary School and Farm Shop and the larger village of Ibstock is just a short drive away. There is a very active village community with an annual Scarecrow Festival and music festival at the Cattows Farmshop. The village is exceptionally well located with easy access to the M42 and M1.

### THE MILL

The accommodation is arranged as follows. On the ground floor, front door opening into a reception hall.

### RECEPTION HALL

14'6" x 12'2"

A charming room with stairs rising to first floor. There is an inglenook fireplace with heavy beam over, understairs storage cupboard and central heating radiator.

### CLOAKROOM

With low flush lavatory and wash hand basin set in vanity unit.

### SITTING ROOM

31'5" x 9'7"

An elegant room with an inglenook style fireplace and heavily beamed ceiling, French doors opening onto the garden and two central heating radiators.

### DINING ROOM

14' x 10'2"

Fireplace with exposed brick chimney breast, beamed ceiling, central heating radiator and door to the home office.

### HOME OFFICE

14'4" x 13'4"

A delightful room with magnificent fireplace with exposed brick chimney breast. Central heating radiator.

### LIVING KITCHEN

24'3" x 10'4" red to 8'7"

The kitchen is fitted with a comprehensive range of base and wall cabinets with a generous range of integrated appliances including a "Neff" oven, a 'Rangemaster' cooker with five gas burners, two ovens and grill and a 'Rangemaster' extractor over. There is also a dishwasher, microwave, wine fridge and breakfast bar. Travertine tiling to the floor, traditional radiator and back door.

### UTILITY ROOM

14'4" x 6'10"

There are fitted base units, plumbing for washing machine and a traditional radiator. Serving hatch to dining room.

### ON THE FIRST FLOOR

Stairs rise from the reception hall to the first floor landing.

### FIRST FLOOR LANDING

Opening off the landing are the bedrooms and bathroom.

### MASTER BEDROOM

23'9" x 10'4"

A sumptuous master bedroom which overlooks the garden. There is a beamed ceiling, central heating radiator.

### EN-SUITE

With arched double doors to the master bedroom. Corner bath with shower over, wash hand basin set in vanity unit, low flush lavatory.

### BEDROOM TWO

15'7" x 13'8"

An impressive room with vaulted ceiling that gives a real feeling of space. Central heating radiator.

### BEDROOM THREE

14'4" x 11'

Double bedroom with fitted wardrobe. Central heating radiator.

### BEDROOM FOUR

14' x 10'7"

With central heating radiator.

### BATHROOM

A traditional bathroom with corner bath, wash hand basin by "Charlotte" and low flush lavatory. Radiator.

### ATTIC ROOM

32' x 10'10" max

A very superb room with boarded floor, vaulted ceiling and exposed roof trusses. Two Central heating radiators.

### OUTSIDE

Double gates open onto a stoned drive which leads through the garden to a parking area, with central island in front of the Mill. Opening onto the parking area is the double garage.

### DOUBLE GARAGE

24'8" x 15'7" increasing to 21'5"

With two up and over doors. Stairs to the store room.

### STORE ROOM

21' x 11'7" to 5' eaves height

### TACK ROOM

12' x 5'7"

Tiled floor. Door to the garage and stable yard.





### STABLE YARD

To the rear of the house is the stable yard. There is a brick built stable block with three stables. Mounting block.

### THE GARDENS

There are gardens to three sides of the Mill with sweeping lawns, flower and herbaceous borders and some impressive mature, specimen trees. A particularly interesting feature of the garden is the old sleuce gate which served the original Mill pond.

To the West of the house is a paddock with a further one to the North.

### PADDOCK

There are two paddocks one of which has frontage onto the River Sense.

### COUNCIL TAX BAND

N.W Leics. Tax Band G.































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