



The Old Mill House Mill Lane, Blaby, Leicestershire

The Old Mill House

Mill Lane, Blaby, Leicestershire
LE8 4FG

An attractive period property
within 3.6 acres of landscaped
gardens

Leicester 6 miles (London,
St Pancras International 70 minutes),
Market Harborough 17 miles (London,
St Pancras 60 minutes), M1 (J20) 5 miles
(distances and times are approximate)

Sitting room | Dining room | Kitchen | Study
Utility | Conservatory | Principal bedroom with
en-suite | Three further with two en-suites
Double garage with office over | Additional triple
garage block

About 3.6 acres

The property

An attractive and striking period house of circa
1850, The Old Mill House is not Listed and
is positioned within mature and very private
landscaped gardens of 3.6 acres which adjoin
the River Sence.

The Old Mill House's wood floored entrance
hallway accesses the three well-proportioned
and symmetrical reception rooms, each of
which has marble fireplaces, high sash windows
and period detailing. A large conservatory links
the dining room to the spacious kitchen, with
the utility beyond. The three principal first floor
bedrooms are all generously sized and en-
suite, whilst a fourth bedroom currently used
as a gym is accessed by a back staircase. An
adjoining double garage with office/store room
above offers further potential for integrated or
ancillary accommodation, whilst an additional
detached triple garage block is accessed from
the rear driveway, over which the property has
rights of access.

Location

The Old Mill House lies just east of Blaby, about
5 miles south of Leicester City Centre, and
within easy reach of the excellent motorway
network in the Midlands linking to Rugby,
Northampton, Coventry, Nottingham, Derby
and Birmingham.

Accessed along a no-through lane from Blaby,
the property is next door to a livery stables
and the mill itself, in an otherwise very rural
setting on Leicester's fringe, between Blaby and
Countesthorpe. It is therefore very well placed
for both the countryside and the city, with its rail
links and amenities, 3 miles from Narborough
station and the M1.

The area is also renowned for the quality of its
schooling, and there are a number of state and
independent day schools in the area providing
primary and secondary education, including
Leicester Grammar School and Ratcliffe College,
with Rugby, Oakham, Uppingham and Repton a
little further afield.

General

Method of sale: The property is offered
for sale freehold with vacant possession
upon completion.

Fixtures and fittings: All fitted carpets,
curtains and light fittings, garden ornaments
and statuary are specifically reserved from the
sale. These may be available to the purchaser if
required by negotiation.

Services: Mains water, electricity, gas and
drainage are connected. Gas fired central
heating.

Local authority Blaby District Council
Tel: 0116 275 0555

Tax Band: G

Rights of way, etc: The sale is subject to all
rights of support, public and private rights of
way, water, light, drainage and other easements,
quasieasements, and wayleaves, all or any
other like rights, whether mentioned in these
particulars or not.

Reference: MKH4757











Floorplans
Main House internal area 3,882 sq ft (361 sq m)
Garages internal area 1,104 sq ft (103 sq m)
External Room internal area 175 sq ft (16 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

The postcode is LE8 4FG. From Junction 21 of the M1 at Fosse Park, Leicester follow the A563 Sour Valley Way towards the City, turning right onto the A426 (signposted to Rugby, Glen Pava and Blaby). On reaching Blaby, take the 1st exit to the roundabout, bearing left at the next mini-roundabout onto Sycamore Street. The 3rd left is onto Church Street, which becomes Mill Lane. Follow Mill Lane almost to its end, turning left at the sign to 'Blaby Mill Stables', where The Old Mill House is through the large gates on the left hand side of the driveway.

Market Harborough

34-38 The Square, Market Harborough
 LE16 7PA

01858 433123

marketharborough@struttandparker.com
 struttandparker.com

50 offices across England and Scotland,
 including 10 offices in Central London