



## The Old Windmill Mill Lane, Lutterworth, LE17 5PB

**£699,950**

'The Old Windmill' is a wonderfully unique Grade II Listed family home, steeped in history dating back to the early 19th century; and more recently extended and sympathetically converted in 1984.

Set on the outskirts of the highly regarded South Leicestershire village of Gilmorton. This iconic family home is highly spacious and has versatile accommodation benefitting from enviable countryside views. NO CHAIN!



### Entrance Hallway



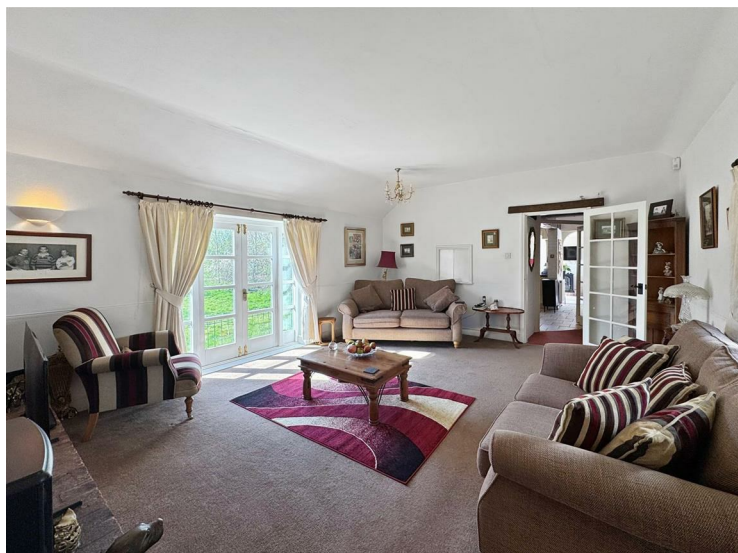
With doors off to the kitchen, sitting room and dining room. Stairs off rising to the first floor, feature exposed brickwork and timber beams which continue through the majority of the property.

### Living Room



With dual aspect windows, double opening French doors to the rear and a feature brick fireplace, door to the inner hallway.

### Additional Image



### Breakfast Kitchen



The breakfast kitchen has an excellent range of eye and base level storage units, display cupboards and drawers with granite worksurfaces over. A one and a half bowl sink and drainer unit is positioned on a breakfast bar under an open archway to the garden room which creates an 'openplan' feel. Appliances include a five ring induction hob with a concealed extractor over and a Smeg oven under, together with an integrated dishwasher. An archway gives access to the garden room.

### Additional Image





### Garden Room



With windows to the rear, bifold doors to the front elevation, and two Velux to the side elevation which collectively, create a fabulous, bright living space.

### Additional Image



### Dining Room



A fabulous circular room, full of character, featuring a flagstone floor, exposed brickwork and timber beams. With a door to the side aspect leading to a patio area and a further window to the opposite side.

### Inner Hallway

With a window to the front aspect and doors to both ground floor bedrooms and a bathroom.

### Bedroom



With dual aspect windows.

### Bedroom



With a window to the rear aspect.



## Bathroom



With a window to the rear aspect, fitted with a low level w/c, pedestal wash basin and a panelled bath with shower over.

## Galleried Landing



A galleried landing has one Velux window to the side, and a further window to the side elevation overlooking the driveway. A door leads to an inner landing which has stairs rising to the second and third floors and doors to the main bedroom and bathroom.

## Additional Image



## First Floor Bedroom



A fabulous dual aspect room, with a door leading to a balcony which overlooks the front garden area. There is a good range of fitted bedroom furniture to include wardrobes and a dressing table.

## First Floor Bathroom



With a Velux window, fitted with a double walk-in shower cubicle, wash basin with storage under and low level w/c. Additionally, there is a utility cupboard which has space / plumbing for a washing machine and tumble dryer.



## Second Floor Bedroom



With a wood framed double glazed window to the front elevation, painted brick walls and a built-in cupboard.

## Third Floor Bedroom



Situated on the third and final floor, with exposed brick work and original beams, fantastic far-reaching countryside views.

## From Above



## Outside



A particular feature of this property is the plot on which it sits. The property sits behind high hedging and mature trees which offer complete privacy.

Through a five-bar gate there is a block paved and gravelled driveway which winds round to a generous block paved driveway providing car standing for several vehicles and a twin open garage with power and lighting.

Block paved steps lead up to the front door and the gardens and a path wraps around the property to the side.

The immaculate gardens have been planted to create year-round interest with a range of shrubs, flowers, herbaceous plants, and trees. A block paved seating area off the garden room is positioned to capture views of the garden.

To the rear of the property is a wide paved sun terrace which overlook the fabulous fields and paddocks which surround the property.

## Additional Image





Additional Image



Additional Image



Additional Image



Additional Image



Additional Image



### 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.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

### Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

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  - \* REALISTIC valuations based on local market knowledge
  - \* EXTENSIVE advertising for maximum exposure
  - \* COMPETITIVE fees
  - \* REGULAR client feedback
  - \* MORTGAGE advice available
  - \* NO sale no fee
  - \* ACCOMPANIED viewing's where necessary
  - \* INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own [www.carltonestates.co.uk](http://www.carltonestates.co.uk)
- CALL US NOW ON 0116 284 9636

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(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

### Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm





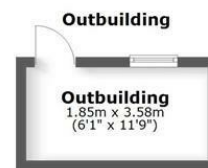
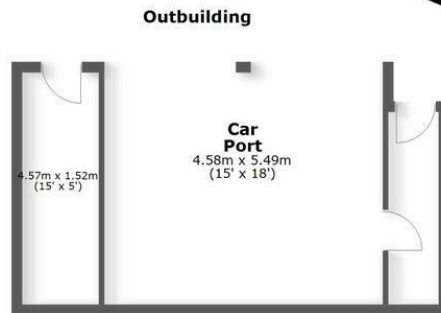
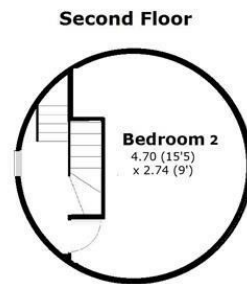
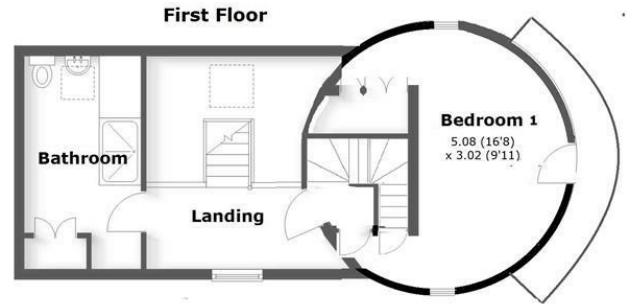


## Old Windmill, Gilmorton, Lutterworth LE17 5PB

Approximate Area = 2096 sq ft / 194.7 sq m (excludes carport)

Outbuilding = 146 sq ft / 13.5 sq m

Total = 2242 sq ft / 208.2 sq m



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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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