



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



7



6



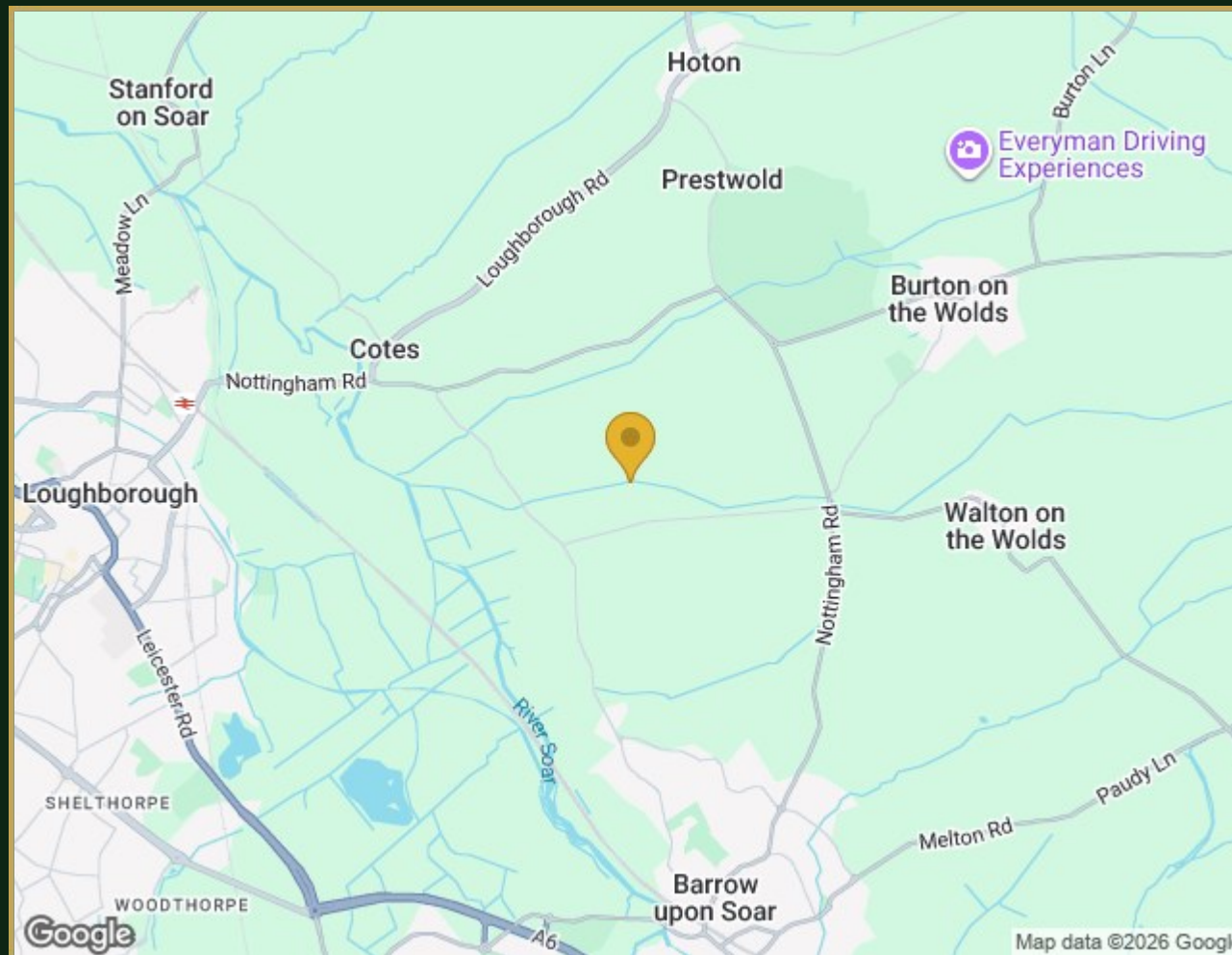
3



3601.00 sq ft

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

Property Location



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