



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



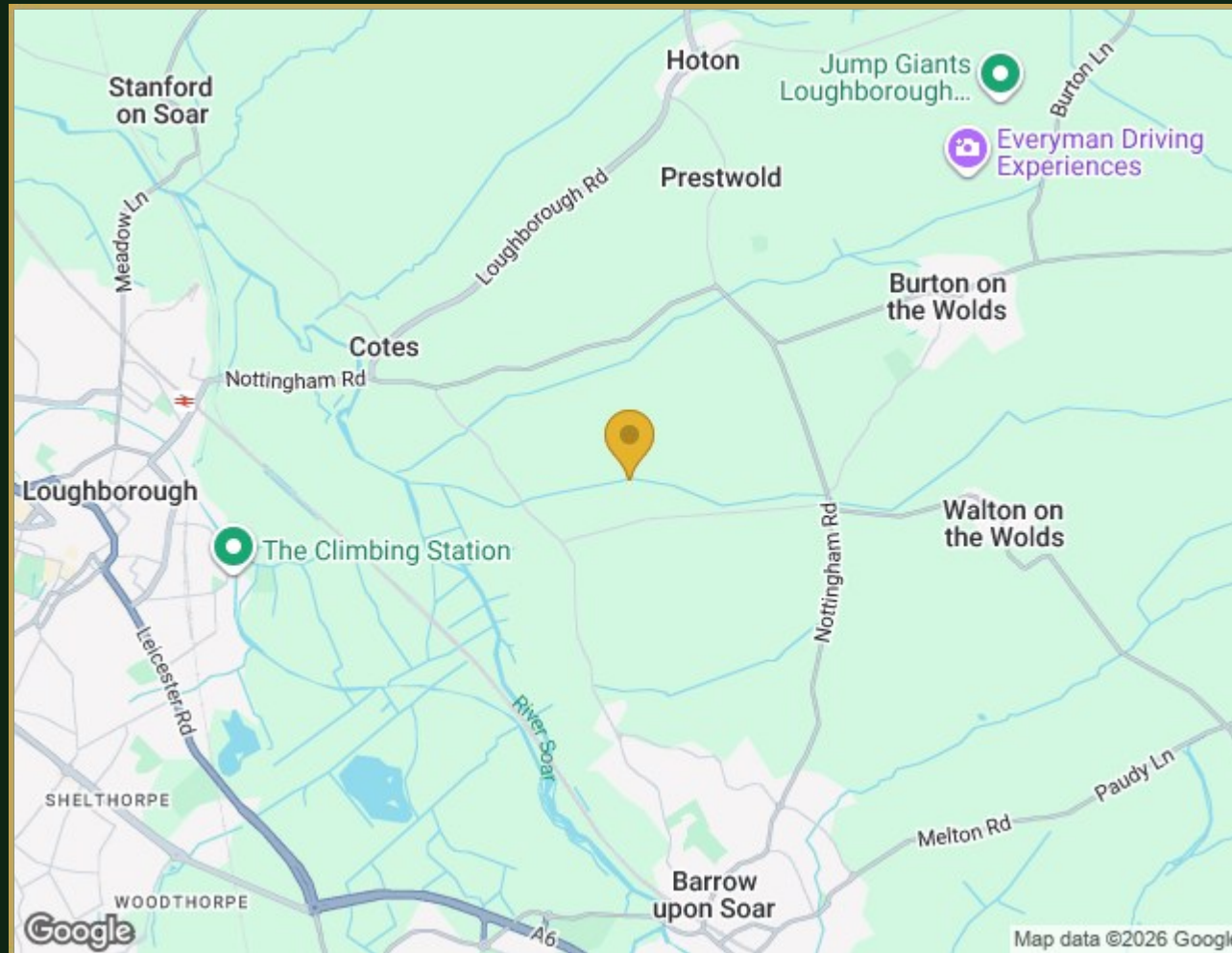
REZIDE



3601.00 sq ft

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | 81 | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | 67 | | (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