

STEMBOROUGH MILL

LEIRE, LEICESTERSHIRE

KING WEST



KING WEST

10 Church Square, Market Harborough, Leicestershire, LE16 7NB
Tel: 01858 435970
Email: enquiries@kingwest.co.uk

Land & Estate Agents • Commercial • Town Planning & Development Consultants
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A former Mill, listed Grade II, offering unique accommodation and grounds, within an idyllic and historic village setting.

Stemborough Mill

Stemborough Lane, Leire, Leicestershire, LEI7 5EY

Lutterworth 5 miles, Rugby 12 miles (St Pancras & Euston), Leicester 15.3 miles (HST to London St Pancras)
Market Harborough 16 miles (HST to London St Pancras), M1 Junction 20 6 miles.
(All distances approximate)

- Unique former Mill, Listed Grade II
- Sitting Room, Formal Dining Area
- Boot Room & Laundry Room
- Main Bathroom
- Bespoke Breakfast Kitchen
- Impressive Mezzanine & Sun Room
- Four Bedrooms with Exceptional Views, One with Ensuite
- Large Driveway & Garaging

Gardens, Paddock Land, Two Lakes. In all, extending to approx 10 acres

Situation

Set in the sought-after village of Leire, in Leicestershire, Stemborough Mill at the end of a quiet lane with views from the front of the property over open countryside and beyond. Nearby lies the town of Lutterworth, which provides a good array of everyday amenities, whilst the city of Leicester provides a more extensive range of shopping, leisure and commercial facilities.

Excellent schooling can be found at Rugby, Loughborough, Leicester, Rugby, Oakham and Uppingham. Communications in the area are very good with Junction 20 of M1 nearby and the A14 link road giving access to the A1/M1/M6 a short distance away.

Leicester's rail service to London St Pancras in about 90 minutes and Rugby to London St Pancras & Euston. International airports are within easy reach at Birmingham and Nottingham East Midlands. Recreational facilities in the area are well catered for with racing at Nottingham, Southwell, Leicester and Towcester. There are golf courses at Lutterworth, Cosby and Hinckley and motor racing at Donnington Park, Mallory Park and Silverstone.









The Property

Stemborough Mill is a Grade II Listed building located at the end of the quiet Stemborough Lane. The mill, now converted into a private residence, was originally built in the early 19th Century and was extensively restored in 1965 when it was converted to residential use. The property is constructed of painted brickwork under a Welsh slate roof. Much of the original milling machinery remains intact and can be viewed, in part from inside the property itself and offers a glimpse into the industrial heritage of the area.

Upon entering the property, a welcoming reception hall with access to a boot room has a set of stairs rising to the principal living accommodation. The first floor sitting room, known as 'The Granary', is a particularly impressive space, featuring a vaulted ceiling and open fireplace which forms the central focal point. A galleried landing enhances the sense of volume and architectural interest, creating an impressive setting for both entertaining and everyday living.

Adjoining the main living areas, the conservatory is currently used as a formal dining room and enjoys an abundance of natural light with views over the surrounding gardens. The significant kitchen is fitted with a bespoke range of pine cabinetry, complemented by polished granite work surfaces. A traditional two-oven AGA is accompanied by a 'companion' gas hob and electric oven. Exposed timber flooring adds warmth and charm, whilst French doors open directly onto a sunny terrace. From the kitchen, a door leads through to an additional reception room, previously used as an entertaining space and offering a versatility for a variety of uses.

The accommodation includes four generously proportioned double bedrooms, two of which are thoughtfully positioned to take advantage of exceptional views across the river and lakes. The principal bedroom benefits from an ensuite bathroom. Furthermore, to the property is a family bathroom and a useful office/ storeroom.

'The Cottage'

Adjoining the Mill is a cottage comprising an entrance lobby, a cloakroom, an open-plan kitchen/living/ dining room, two bedrooms and a bathroom.

Outside

Stemborough Mill is nestled within approximately 10 acres of beautifully landscaped gardens and grounds, idyllically situated beside the River Soar. This unique property is accessed via a private driveway off the village lane, leading to ample off-road parking and two garages.

The mature gardens wrap around the periphery of the mill, following the meanders of the river and offering various tranquil spots to enjoy the breathtaking views. A separate gated yard nearby includes a barn, workshop, and outbuilding, all presenting potential for a variety of uses, subject to the necessary planning consents.

Three well-maintained paddocks adjoin two picturesque lakes, which were formerly used for Carp fishing, adding further scope for recreational or agricultural use.

This is a rare opportunity to acquire a rural retreat with significant scope for both lifestyle and practical purposes, all in a stunning riverside setting.











Floorplans

Approximate Gross Internal Area

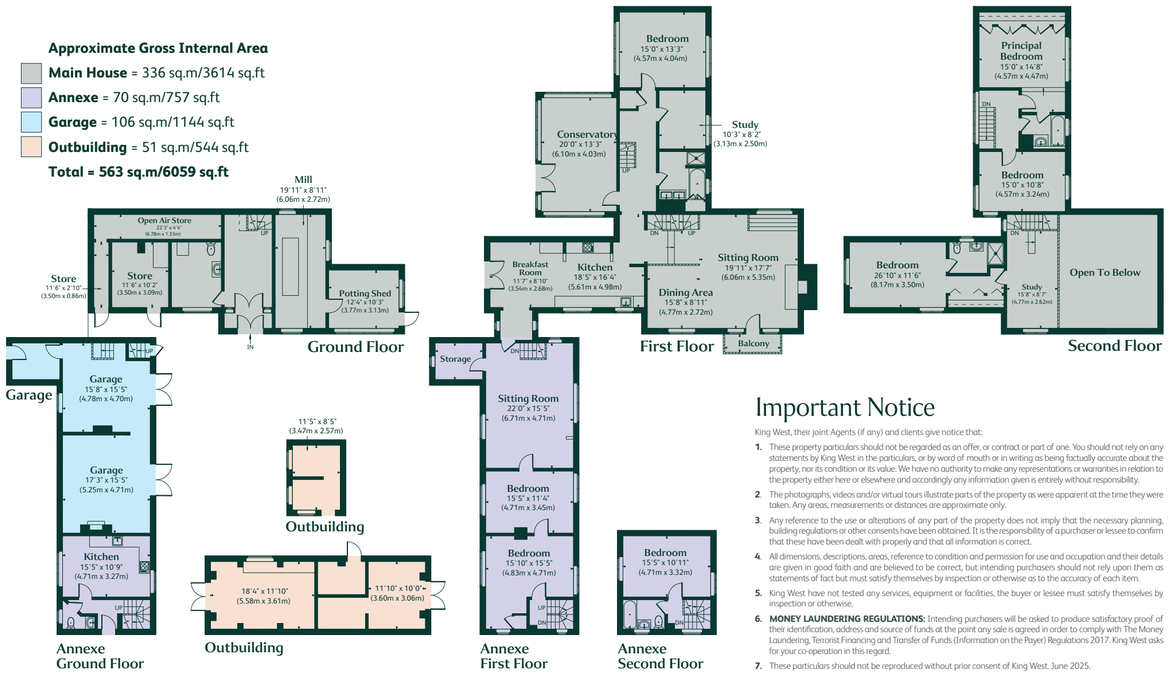
Main House = 336 sq.m/3614 sq.ft

Annex = 70 sq.m/757 sq.ft

Garage = 106 sq.m/1144 sq.ft

Outbuilding = 51 sq.m/544 sq.ft

Total = 563 sq.m/6059 sq.ft



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General Remarks

Viewing

The property may only be inspected by prior arrangement through King West. Tel: 01858 435970.

Council Tax Band

Council Tax Band - G

Services

None of the services have been tested by the agents.

Local Authority

Harborough District Council

EPC Rating

Exempt







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