



Mill House, Syston Road, Cossington

Leicester LE74UZ

MOORE  
& YORK



### Property at a glance:

- Detached Home
- Period Character
- Impressively Spacious
- Three Reception Rooms
- Four Double Bedrooms
- Bath and Shower Rooms
- Detached Four Car Garage
- 0.90 Acre Plot
- Semi-Rural Setting
- Riverside Location
- Mooring and Fishing Rights
- Easy Access to Leicester and Loughborough
- Commuter Routes Nearby

£775,000 Freehold



A fascinating and impressive period home in this classic riverside setting within grounds of just under an acre and located equidistant to the sought after villages of Cossington and Rothley. The internal spaces are generously proportioned with three large reception rooms, feature fireplaces and breakfast kitchen with island. There are four double bedrooms arranged over the upper two floors with bath and shower rooms, excellent storage, detached four car garage and sweeping lawns with willow trees leading to the River Soar mooring at the foot of the plot.

### COSSINGTON & ROTHLEY VILLAGES

The property sits somewhat equidistant to the village centres of Rothley and Cossington and is 2-3 minutes away when driving and 15 minutes depending on walking speed. Cossington is by far the smaller of the two villages and offers many lovely listed buildings, a primary school and a popular public house whilst Rothley offers greater range of day to day shopping facilities, a primary school, library, tennis club, golf club and many other facilities. The location is ideal for commuting with easy access to mainline trains via nearby Leicester and Loughborough stations whilst major road networks are on hand for local travel.

### THE HOUSE

The Mill house shares it's delightful location with two adjacent homes, Cossington Mill and Mill Barn with access over the shared access way leading to the gravelled car parking and detached garage. The location is private with the house set on the fringe of the plot which measures approximately 0.90 acres which is mainly laid to informal lawns with mature willows trees, decorative



barn (now garaging) and with frontage to the River Soar which brings mooring and fishing rights.

### ENTRANCE HALL

4.53m x 2.48m (14' 10" x 8' 2") Panelled door with fan-light to the front elevation, marble tiled floor, double radiator, wall and ceiling light points. Doors lead off to the sitting room and lounge to the side and rear respectively whilst a further door leads to:

### GROUND FLOOR WC

1.92m x 1.35m (6' 4" x 4' 5") White two piece suite comprising WC and pedestal wash basin, ceiling light point.

### SITTING ROOM

5.63m x 4.50m (18' 6" x 14' 9") min. With impressive ceiling height of 3.5m (11' 6") and feature ornate marble fireplace to the far wall with herringbone brick flue and wood burner, three central heating radiators, door with





leading to the side garden and display plinth surround.

## LOUNGE

6.12m x 5.30m (20' 1" x 17' 5") ave. A less formal but nonetheless impressively spacious room situated to the rear of the house with fireplace to the side wall two radiators, wall light points and double doors with step up leading to the dining room. Two sets of french doors lead to the decking and rear garden and, to the side a short corridor leads off to the kitchen/breakfast room.

## DINING ROOM

4.73m x 4.09m (15' 6" x 13' 5") A flexible room with window to the front elevation, ceiling beam, ornate coving, fireplace with basket and tiled hearth, two radiators and recessed

display cabinets.

## KITCHEN & BREAKFAST AREA

6.71m x 4.83m (22' 0" x 15' 10") max. The kitchen has a central breakfast island with storage, granite worktops with enamel sink inset, display cabinets, wine rack, corner oven/hob with overmantel, integrated dishwasher, refrigerator and windows to rear and side elevations.

The breakfast area having french doors with side screens leading rearwards to the deck and garden beyond, radiator and providing frankly more than ample space for day to day dining freeing up the formal dining room for alternative use if required.

## CELLAR AND ACCESS

4.29m x 3.57m (14' 1" x 11' 9") max. incorporating access staircase. The cellar is accessed beneath the ground floor staircase and has a raised plinth to facilitate dry storage, lighting, power and sump pump.

## FIRST FLOOR LANDING

5.26m x 2.49m (17' 3" x 8' 2") Double radiator, exposed beams, wall and ceiling light points, stairs to second floor, window to the front elevation and doors to bedrooms 1/2/3 plus the shower room.

## MASTER BEDROOM

5.95m x 4.75m (19' 6" x 15' 7") Situate to a mezzanine level with it's own staircase leading up from the first floor landing and apex ceiling with feature beams as well as a having a dual aspect with window to the properties side elevation and french doors to a rooftop balcony overlooking the garden. Exposed floorboards and two radiators.

## BEDROOM TWO

4.59m x 4.15m (15' 1" x 13' 7") A large double room situated to the front of the house with window to the same elevation, reading lights, ceiling beam, radiator and central bed space with fitted wardrobes at either side.

## BEDROOM THREE

4.51m x 3.14m (14' 10" x 10' 4") A smaller but still very spacious double room with window to the rear elevation which overlooks the gardens, built in cupboard housing the modern central heating boiler, radiator and ceiling beams.

## SHOWER ROOM

2.59m x 2.46m (8' 6" x 8' 1") With corner shower cubicle, wash basin and WC with high level cistern, ceiling light point, white finish towel radiator and obscure glazed window to the side elevation.

## SECOND FLOOR ACCOMODATION

Accessed by staircase with spindled balustrade from the first floor landing - eaves storage accessed by hatch and then door which leads into:









### EN-SUITE BATHROOM & SAUNA

2.84m x 2.44m (9' 4" x 8' 0") with white three piece suite comprising wash basin, panelled bath and WC, radiator, exposed boards, eaves storage off via low level hatch, timber sauna and arched openway leading to:

### BEDROOM FOUR

5.85m x 4.51m (19' 2" x 14' 10") With potential to provide the property's master bedroom this large double offers full width fitted wardrobes with louvred doors which provide access to eaves storage further to the rear thereof. Additional low level storage units, exposed ceil beams, wrought iron balcony with double doors, multiple light points and internal leaded light window to the stairwell.

### GARDENS AND GARAGE

The impressive plot is accessed from the main driveway shared by the three homes within the development and the gravelled parking area provides ample room for four cars and leads to the detached garage which is a former storage barn of mainly stone construction with remote control roller shutter door and space within for up to four further vehicles depending on size. To the side of the garage is a lawned area with timber greenhouse building and to the property's side is a garden area with planting and space for the LPG installation and access hatch to the sewage plant.

To the property's immediate rear is a full width timber decked area providing plentiful seating space for both entertaining and simply relaxing, the remainder of the grounds are, in the main, laid to extensive lawns which



enclosed by walling and hedging and spread beneath the numerous mature willows with horse chestnut, maple and fir interspersed. The foot of the plot then leading to the river access.

### RIVERSIDE SITUATION

The owners of the property had lived here for two decades and in that time have not been troubled by the property being flooded - this also is the experience of the previous owners we believe. The location however does as one would imagine lead to water ingress into the garden on occasion when water levels run high. We understand that the property is currently fully insured but with the exclusion of flooding provision.

### SERVICES

Mains electricity and water services are understood to be available. heating is by LPG boiler, drainage by private sewage plant, electric power and lighting points are fitted throughout the property.

### TENURE

We understand the property's tenure is held Freehold.

### COUNCIL TAX

The property has a council tax rating of 'G' via Chamwood Borough Council.



### MAKING AN OFFER

In service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer made and would therefore ask any potential purchaser to discuss with our Mortgage Advisor to establish how they intend to fund their purchase. We offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

### FLOOR PLANS

Purchasers should note that the floor plan included within the property particulars is intended to show the relationship between rooms and does not necessarily reflect exact dimensions. Floor plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

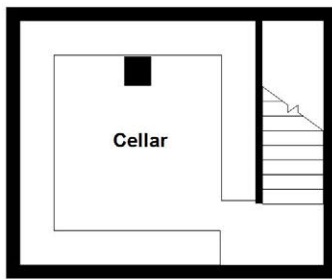
### IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.



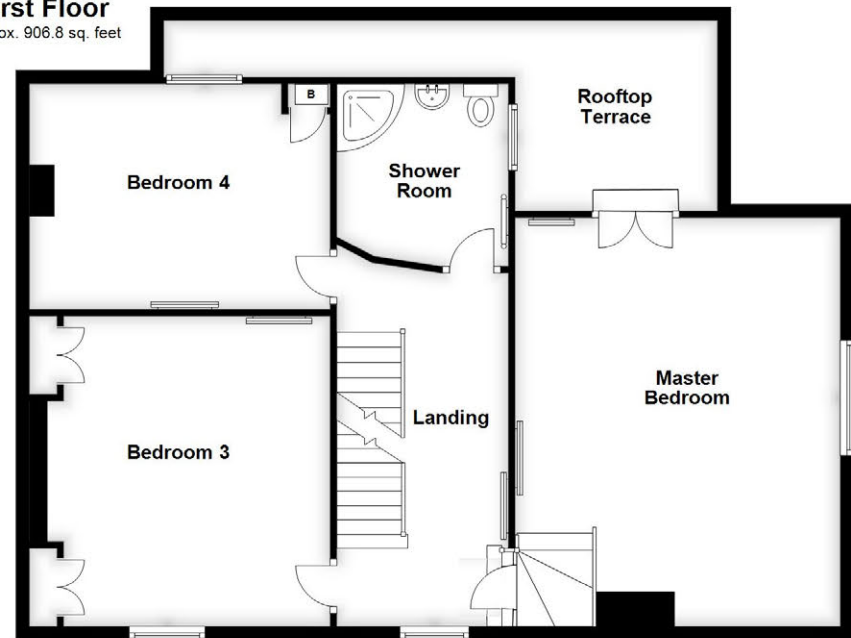






**Basement**  
Approx. 170.3 sq. feet

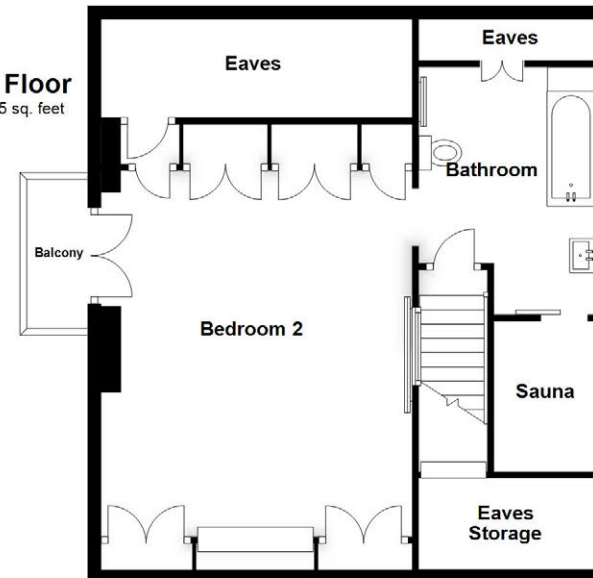
**First Floor**  
Approx. 906.8 sq. feet



**Ground Floor**  
Approx. 1413.2 sq. feet



**Second Floor**  
Approx. 527.5 sq. feet



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "€" if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

