

## The Luffenham Mill Station Road, South Luffenham, LE15 8NG

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Exceptional 2/3 Bedroom Character Home – Converted Water Mill with Original Water Wheel Feature & River Views

Beautifully renovated and restored to an exceptional standard, this unique 2/3 bedroom character, Grade II Listed property forms part of an exclusive development of just five homes, set amid Rutland's picturesque countryside. Originally a Water Mill, the property retains a wealth of charm and originality, most notably the stunning exposed water wheel, now a striking centrepiece within the main living space.

The ground floor offers a spacious kitchen/breakfast room, a welcoming lounge diner, a garden room, and a versatile third bedroom or additional living space complete with dressing area. There is also a stylish four-piece family bathroom on this level.

Upstairs, the first floor features two generous double bedrooms, each with built-in wardrobes. The principal bedroom benefits from a contemporary en-suite, while the second bedroom is served by another well-appointed four-piece bathroom.

Externally, the property enjoys a large parking area with two allocated spaces and a small patio to the rear, offering beautiful views across the River Chater – an idyllic setting to unwind and enjoy the surroundings.

This is a truly individual home blending heritage, craftsmanship, and modern comfort in a tranquil rural location – a property that must be seen to be fully appreciated.

**£725,000 Leasehold**

- Two/Three Large Double Bedrooms
- Fully Refurbished to a High Standard
- Parking and Courtyard Garden
- Ample Wardrobes in Every Bedroom
- NO CHAIN



- Incredible Character Features
- Views Over River Chater and Countryside
- Three Generous Bathrooms
- Must Be Viewed To Be Appreciated
- Grade II Listed

## ACCOMMODATION:

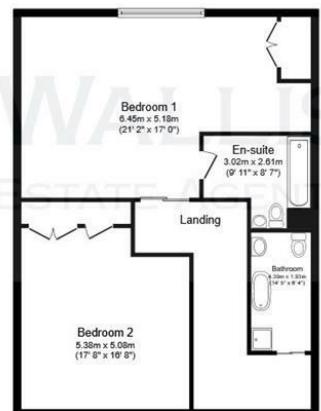
**Kitchen**  
5.97m x 5.03m (19'7 x 16'6)  
**Living Room**  
5.97m x 4.65m (19'7 x 15'3)  
**Garden Room/Study**  
8.66m x 2.95m (28'5 x 9'8)  
**Bedroom 3/Reception Room**  
8.38m x 4.67m (27'6 x 15'4)  
**Bathroom**  
5.16m x 2.62m (16'11 x 8'7)  
**First Floor Landing/Dressing Area**  
6.12m x 4.32m max (20'1 x 14'02 max)

**Bedroom 1**  
6.45m x 5.18m (21'2 x 17')

## FLOOR PLAN:



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)