



**Auction**

## 4 bed character property to buy in LN11

Mill Lane, Legbourne, Louth, Lincolnshire,  
LN11 8LT

**£190,000** Starting Bid

 x4  x2  x2

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Grade II Listed Mill House
- ✓ Picturesque Village Location
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: E
- ✓ Heating supply: Underfloor Heating
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply

Welcome to Legbourne Mill, tucked away within the beautiful and sought-after village of Legbourne, with the rolling hills of the Lincolnshire Wolds to the west and within a few miles to the east many quiet and secluded stretches of coastline. The approach to the Mill along Mill Lane is delightful! The private and secure area to the front of the mill has space to accommodate numerous vehicles.

Over the years, much work has been carried out to the Mill to include lime plastered walls throughout, bespoke wooden sash windows and flagstone flooring to the ground floor with underfloor heating.

The mill cap has been rebuilt and all the mill tower floors have been replaced, incorporating traditional joinery with chunky pine beams, wide ceiling boards and traditionally nailed floorboards in reclaimed pine.

The extension to the mill tower has been opened up to great effect, creating a wonderful open plan space featuring a wide galley kitchen in old pine and a spacious living area with log burner. Light floods in the double patio doors which open on to a private fenced garden, with a yorkstone flagged patio to the rear of the building overlooking the river. The extension also incorporates a shower room with wc .

Step out of the door on the first floor onto the wrap around balcony which would have originally been used to pull the ropes to turn the windmill sails in and out of the wind. The balcony does require some repair.

The six floors of the mill tower provide 6 quirky spaces, each with their cosy lime plastered walls and warm wooden ceilings and floors. The ground floor with its underfloor heating makes an ideal living room, or bedroom, with 4 upper floors for bedrooms or additional living, plus the third floor which accommodates the family bathroom. Whilst the property does require some refurbishment works, it's ready for its new owners to make it their own!

EPC rating: Exempt. Tenure: Freehold.

Reception Room 1 4.61m X 4.36m

Kitchen 2.25m X 4.89m

Shower Room 2.94m X 0.95m

Reception Room/Bedroom 15.80m X 5.81m

First Floor 5.33m X 5.44m

Second Floor Bathroom 4.86m X 4.89m

Third Floor 4.31m X 4.23m

Fourth Floor 3.70m X 3.74m

Fifth Floor 3.17m X 3.27m

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £190,000

Property Type: Character Property

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Underfloor Heating

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

## Reception Room

4.61m x 4.36m (15'1" x 14'3")

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## Kitchen

2.25m x 4.89m (7'4" x 16'0")

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## Shower Room

2.94m x 0.95m (9'7" x 3'1")

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## Reception Room/Bedroom

15.80m x 5.81m (51'10" x 19'0")

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## First Floor

5.33m x 5.44m (17'5" x 17'10")

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## Second Floor Bathroom

4.86m x 4.89m (15'11" x 16'0")

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## Third Floor

4.31m x 4.23m (14'1" x 13'10")

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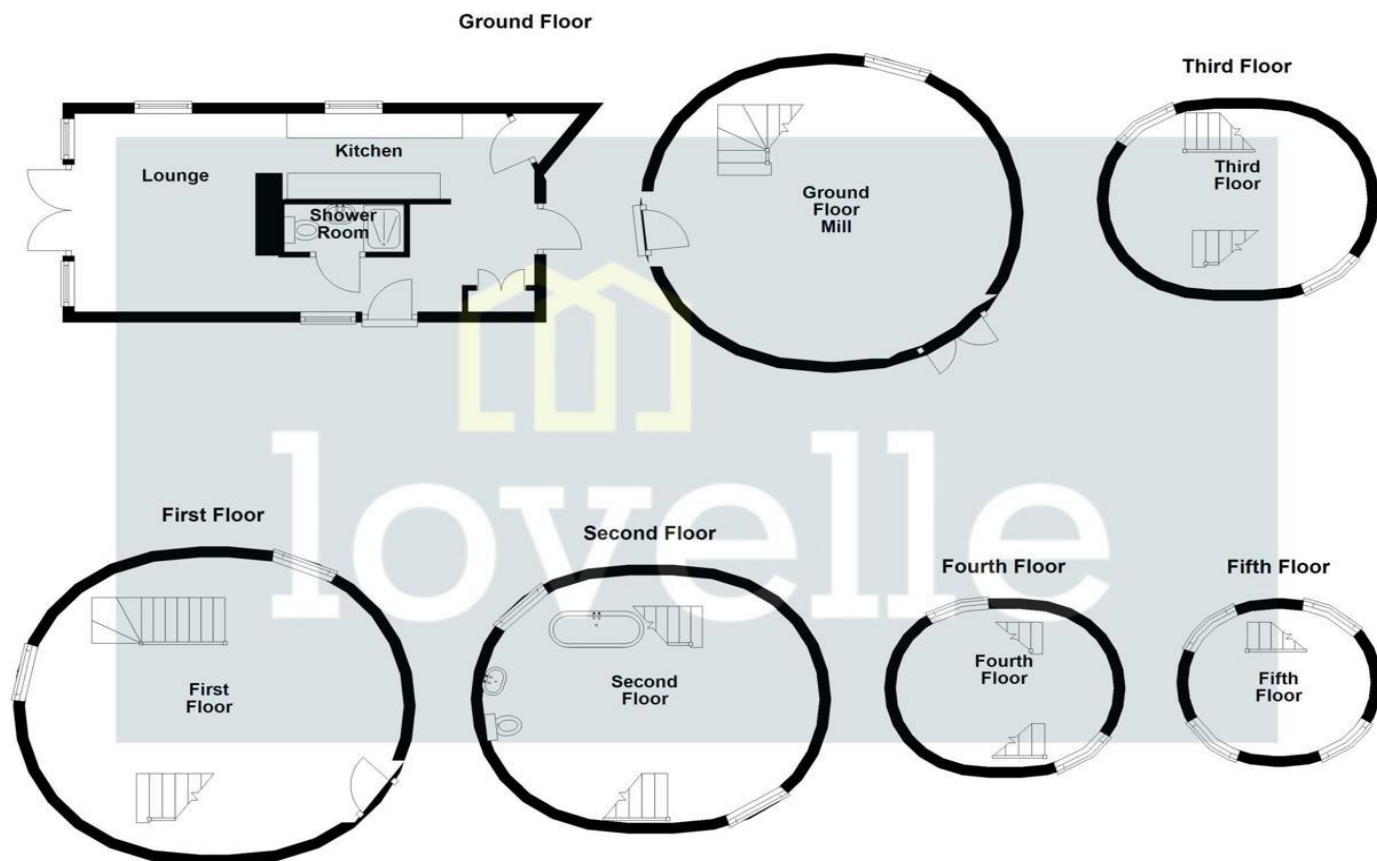
## Fourth Floor

3.70m x 3.74m (12'1" x 12'3")

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## Fifth Floor

3.17m x 3.27m (10'4" x 10'8")



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Mill Lane, Legbourne, Louth, Lincolnshire, LN11 8LT

Contact your local branch today for more information on this property:

**1000 Great West Road, Brentford, Brentford, Middlesex, TW8 9DW, Tel: 0208 106 8888,**

**<https://openhouse.london/>**

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