



Hoton Hills Farm, 76 Loughborough Road, Hoton, Loughborough, LE12 5SF

HOWKINS &
HARRISON



Hoton Hills Farm,
76 Loughborough Road, Hoton,
Loughborough, LE12 5SF

Offers Over: £1,250,000

An exceptional, three storey farmhouse extending to approximately 4,374 sqft, occupying a stunning rural position within grounds extending to around 1.63 acres and enjoying far-reaching countryside views across the surrounding landscape.

This substantial comprehensively refurbished and highly versatile home offers beautifully presented accommodation including three/four reception rooms, six bedrooms and four bathrooms, together with a separate one bedroom annexe ideal for multi-generational living, guest accommodation or home working opportunities. The property is complemented by extensive gravelled parking, a double garage, useful outbuildings and established lawned gardens bordered by open countryside.

The rear gardens and principal outdoor entertaining areas enjoy a favourable south-westerly aspect, taking full advantage of the open views. Situated close to the sought-after village of Hoton and adjoining the surrounding Prestwold Estate countryside, the property offers an outstanding balance of rural living and accessibility, with excellent links to Loughborough, Nottingham, Leicester and the wider Midlands commuter network.



Location

Hoton Hills Farmhouse occupies an attractive position close to the sought-after village of Hoton, a charming and highly regarded rural village with a public house situated between Loughborough and Nottingham. The village enjoys a peaceful countryside setting whilst remaining highly convenient for a range of amenities and commuter links, including access to the A60, A46, M1 motorway and East Midlands Airport. The nearby village of Wymeswold, renowned for its strong community feel and excellent range of local amenities, offers public houses, cafés, a village store, primary schooling and recreational facilities. Loughborough provides a more extensive range of shopping, schooling including the private Loughborough Schools Foundation, and leisure facilities together with rail services offering direct links to London St Pancras. The property enjoys an enviable backdrop adjoining open countryside with access onto surrounding rural walks and bridleways connected to the historic Prestwold Estate, a well-known local country estate renowned for its parkland, open farmland and scenic countryside surroundings. The setting offers an excellent balance of rural living whilst remaining conveniently positioned for everyday amenities and commuting.

Travel Distances

Wymeswold – 2 miles
Loughborough Railway Station – 2 miles
Loughborough – 4 miles
A46 – 5 miles
M1 Junction 24 – 9 miles
East Midlands Airport – 10 miles
Nottingham – 13 miles
Melton Mowbray – 14 miles
Leicester – 18 miles
Derby – 20 miles



Accommodation Details

The property is entered via an entrance door opening into a central reception hall with staircase rising to the upper floors and access to the principal ground floor accommodation. The ground floor provides a generous and versatile layout including a living room, sitting room, dining room and separate snug, together with a fitted kitchen positioned to the rear of the property. In addition, there is a utility/boot room, boiler room and ground floor WC.

To the first floor, the landing gives access to three bedrooms including the principal bedroom with dressing room and en-suite facilities, together with an additional shower room.

The second floor provides three further bedrooms, one with en suite, together with an impressive family bathroom, creating flexible accommodation suitable for a variety of individual requirements.





Agents Comments

Hoton Hills Farmhouse represents a rare opportunity to acquire a substantial rural home which has undergone an extensive and thoughtful programme of refurbishment by the current owners, successfully combining the character and scale of a traditional farmhouse with the efficiency and comfort expected of modern living. The property has been comprehensively upgraded throughout, including full internal modernisation, updated bathrooms, new flooring and decoration, together with internal insulation and a state-of-the-art air source heating system, creating a home that is both impressive and highly practical. Further enhancements include extensive exterior security lighting and CCTV systems, offering additional peace of mind.

The versatility of the accommodation is a particular feature, with the separate one bedroom annexe providing excellent flexibility for a dependant relative, guest accommodation, home working or potential Airbnb use. In addition, a range of traditional brick outbuildings currently utilised as a double garage and stores offer further potential for a variety of uses subject to individual requirements.

Occupying a truly outstanding setting, the property enjoys breathtaking open views across rolling countryside, whilst its position at the end of a long driveway creates an immediate sense of privacy and arrival. The combination of the extensive accommodation, landscaped grounds and idyllic rural surroundings results in a home perfectly suited to modern family life. Offered to the market with no upward chain, early viewing is strongly recommended to fully appreciate both the setting and standard of accommodation on offer.







Self Contained Annexe

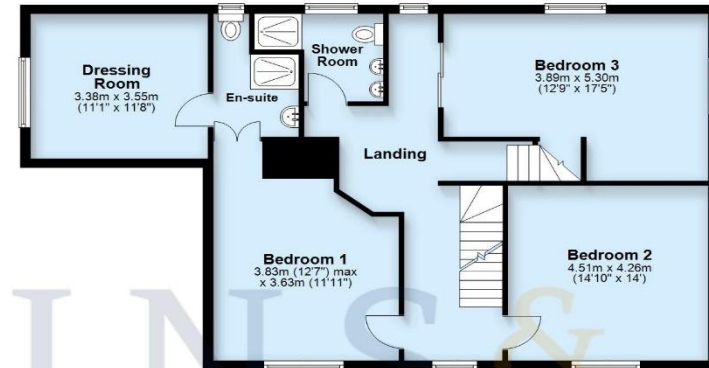
The separate annexe comprises a lounge/gym area, fitted kitchen, bedroom/games room, bathroom and separate WC, offering highly versatile ancillary accommodation.



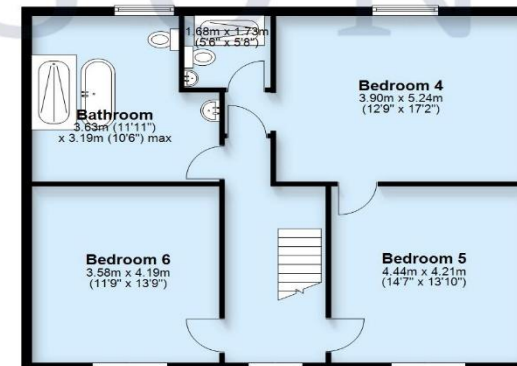
Ground Floor
Approx. 234.3 sq. metres (2621.6 sq. feet)



First Floor
Approx. 92.2 sq. metres (992.7 sq. feet)



Second Floor
Approx. 80.1 sq. metres (862.2 sq. feet)



Total area: approx. 406.6 sq. metres (4376.4 sq. feet)

Outside, Gardens and Grounds

Externally, the property is approached via a long driveway leading to extensive gravelled parking areas and a range of traditional brick outbuildings including a double garage and stores. The established south-westerly facing gardens and surrounding grounds enjoy far-reaching countryside views across the neighbouring rural landscape. The whole site totals approximately 1.63 acres.

Features

- Exceptional three storey farmhouse
- Separate self-contained one bedroom annexe
- Approximately 4,374 sq.ft. of accommodation
- Four versatile reception rooms
- Six bedrooms and four bath/shower rooms
- Grounds extending to approximately 1.63 acres
- Stunning far-reaching countryside views surrounding
- Extensive gravelled parking and double garage
- Range of external outbuildings
- Adjoining Prestwold Estate countryside and walks



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01530-410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

We understand the property benefits from mains electricity and water. Heating is via an air source heat pump system. Drainage is understood to be private. Buyers should make their own enquiries regarding services and connections.

Local Authority

Charnwood Borough Council

Council Tax

Band – G – The Farm

Band – A – The Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	75 C
39-54	E		
21-38	F		
1-20	G		



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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