



Copt Hill Farm, Loddington



Farmstead equestrian home set within it's own land of approximately 18 acres with a long sweeping driveway approach through woodland and paddocks to the most outstanding setting with far reaching views across the rolling countryside.

- Equestrian Home
- Five Bedrooms
- 18 Acres Approx
- Outstanding Location
- American Style Stabling
- All Weather Arena
- Triple Carport





A rare opportunity to purchase a farmstead equestrian home set within its own land of approximately 18 acres, with a long sweeping driveway approach alongside its own woodland plantation, with lovely avenues for walking within well-fenced paddocks, and outstanding far-reaching views across the rolling countryside. Conveniently set with excellent access to the A47, whilst being located in peaceful back lanes adjoining the famed Launde Abbey and within easy reach of Oakham, Uppingham and Leicester, all offering some of the best schooling in the Midlands.

This home was renovated and modernised by the current owners, whilst keeping its homely farmhouse feel, with practical accommodation comprising five bedrooms, four bathrooms, an open plan kitchen/dining room, utility room, sitting room and a further spacious reception room, with the majority of the rooms being south-facing, giving a light, bright feel and taking in the panoramic unspoilt distant views, plus a self-contained cottage which also works ideally as a home office area.

Externally, the property offers American-style stabling with an all-weather arena. The well-fenced paddocks allow for rotational grazing, along with a timber triple carport with an enclosed garage and further outbuildings, well-planted cottage-style farmhouse gardens, and a recently planted orchard with a full range of fruit trees including greengages, plums, apples and pears, with a raised terrace to the south-facing front aspect taking in the stunning views.

NO CHAIN



Launde Road, Launde, Leicester, LE7

Approximate Area = 3610 sq ft / 335.3 sq m

Limited Use Area(s) = 82 sq ft / 7.6 sq m

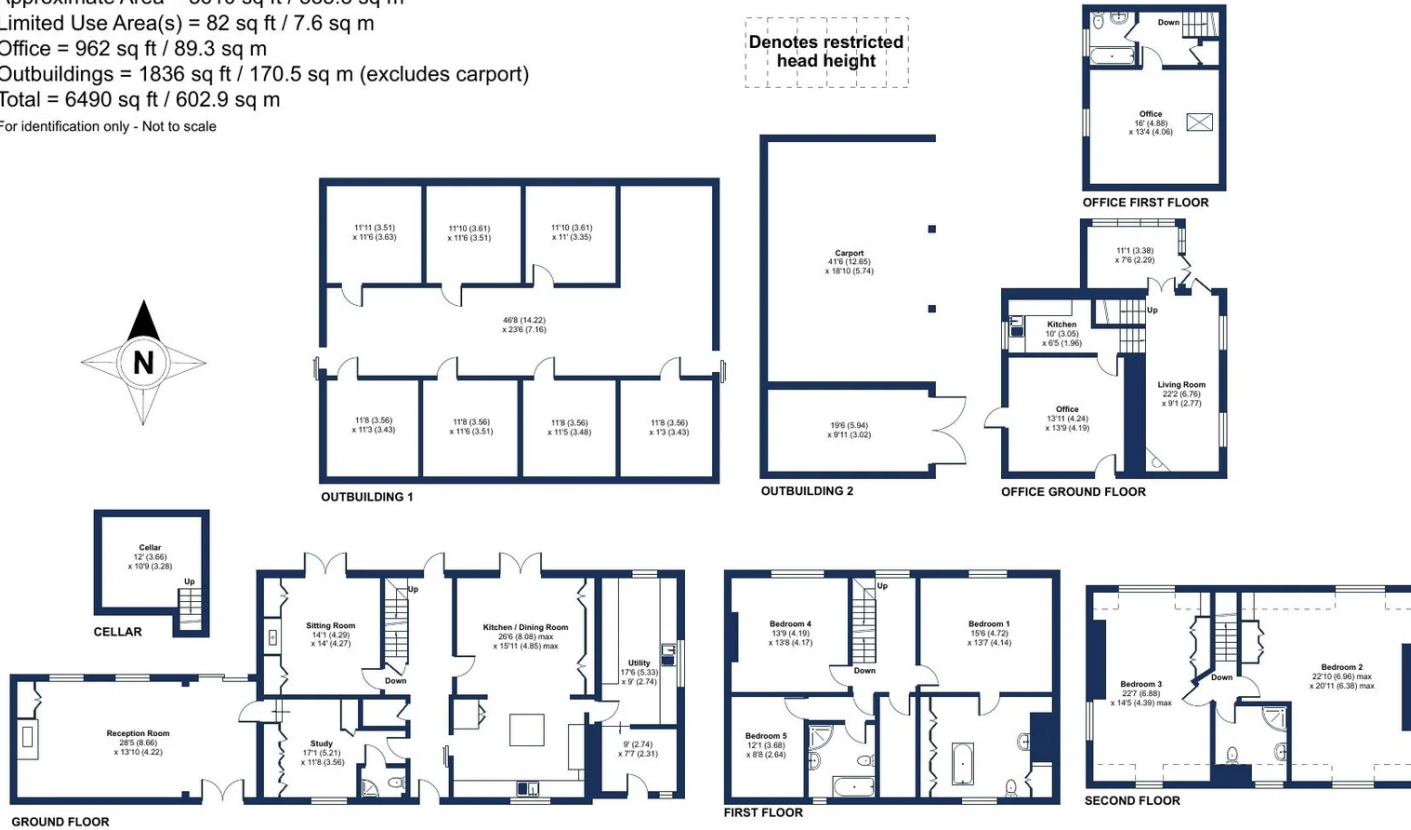
Office = 962 sq ft / 89.3 sq m

Outbuildings = 1836 sq ft / 170.5 sq m (excludes carport)

Total = 6490 sq ft / 602.9 sq m

For identification only - Not to scale

Denotes restricted head height



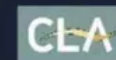
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Moores Estate Agents. REF: 1215443

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office@mooresestateagents.com
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