

COPT HILL
FARM

LAUNDE

JAMES
SELICKS



COPT HILL FARM IS AN IDYLIC 22-ACRE EQUESTRIAN FARMSTEAD WITH MULTIPLE RESIDENCES AND VERSATILE OUTBUILDINGS

nestled within rolling, picturesque countryside, this exceptional farm offers a rare blend of rustic charm, modern comfort, and incredible potential. Ideal for multi-generational living or equestrian pursuits.



MAIN HOUSE & ANNEX

Sitting central to the property is a double-ended entrance hall, providing access to the well-appointed ground floor accommodation. This level comprises a spacious dining kitchen, two reception rooms, a study, a large utility/boot room, and a downstairs cloakroom. The dual-aspect dining kitchen is a light-filled space featuring an open fireplace and a French door that opens onto the rear garden. The kitchen has a comprehensive range of shaker-style units, a variety of integrated appliances, an electric Aga, and a central island with breakfast bar. Adjacent to the kitchen, the large utility/boot room offers extensive storage, space for both white goods, and an American-style fridge freezer. A step up leads to the boot room, which provides direct access to the front of the property. The main reception room is situated to the rear, enjoying garden views and featuring a stone fireplace and another French door. Next to this is a characterful study with a brick floor and bespoke fitted shelving. A couple of steps lead up to the second reception room—a remarkable 28-foot vaulted space with ample glazing that frames views of the garden and countryside. This room also benefits from direct access to both the front and rear of the property. Completing the ground floor is a cloakroom and a cellar, accessed from the entrance hall.

Externally, a curving driveway opens onto a large, gravelled area providing ample off-road parking, along with access to a double garage and triple carport. Opposite the carport, a red-brick outbuilding houses an office, a tack room, and a separate two-storey one-bedroom annexe. The driveway continues into a yard that leads to a substantial stable block with seven stables and an outdoor ménage. To the rear of the house, a beautifully landscaped southwest-facing garden features mature hedging, specimen trees, and breath-taking panoramic views of the rolling countryside beyond.

EPC - D

Tax Band - F





FIRST & SECOND FLOORS

Upstairs, the first and second floors house the bedroom and bathroom accommodation. The first floor includes the principal bedroom and two further doubles. The principal suite boasts spectacular rear-facing views and a spacious en suite with a free-standing bath, wash hand basin, low flush WC, and generous built-in storage. The second bedroom shares a family bathroom with the third and also enjoys lovely countryside views. The second floor features two more well-proportioned double bedrooms, both offering front and rear aspects, and sharing a shower room.





COPT HILL BARN

Completely independent from the main house, this beautifully converted detached barn offers flexible living space across a stylish and contemporary layout, with spectacular views across its own paddocks and gardens.

The accommodation is arranged to suit a variety of needs, with up to four bedrooms. The master suite includes a spacious dressing area and a private en suite bathroom. Two further bedrooms—and a potential third depending on how the space is configured—are served by a well-appointed family bathroom. A separate WC and utility room add further practicality.

At the heart of the home is a stunning open-plan vaulted kitchen and living space, filled with natural light thanks to extensive glazing on all sides. Bifold doors open directly onto the garden, creating a seamless connection between indoors and out—perfect for entertaining or enjoying the peaceful surroundings.

The barn is set within its own grounds, enjoying wonderful views over the countryside as well as its private garden and paddocks. It also benefits from its own garage, stables, and a tack room, making it an ideal home for those with equestrian interests.

EPC - C

Tax Band - E





THE LAND

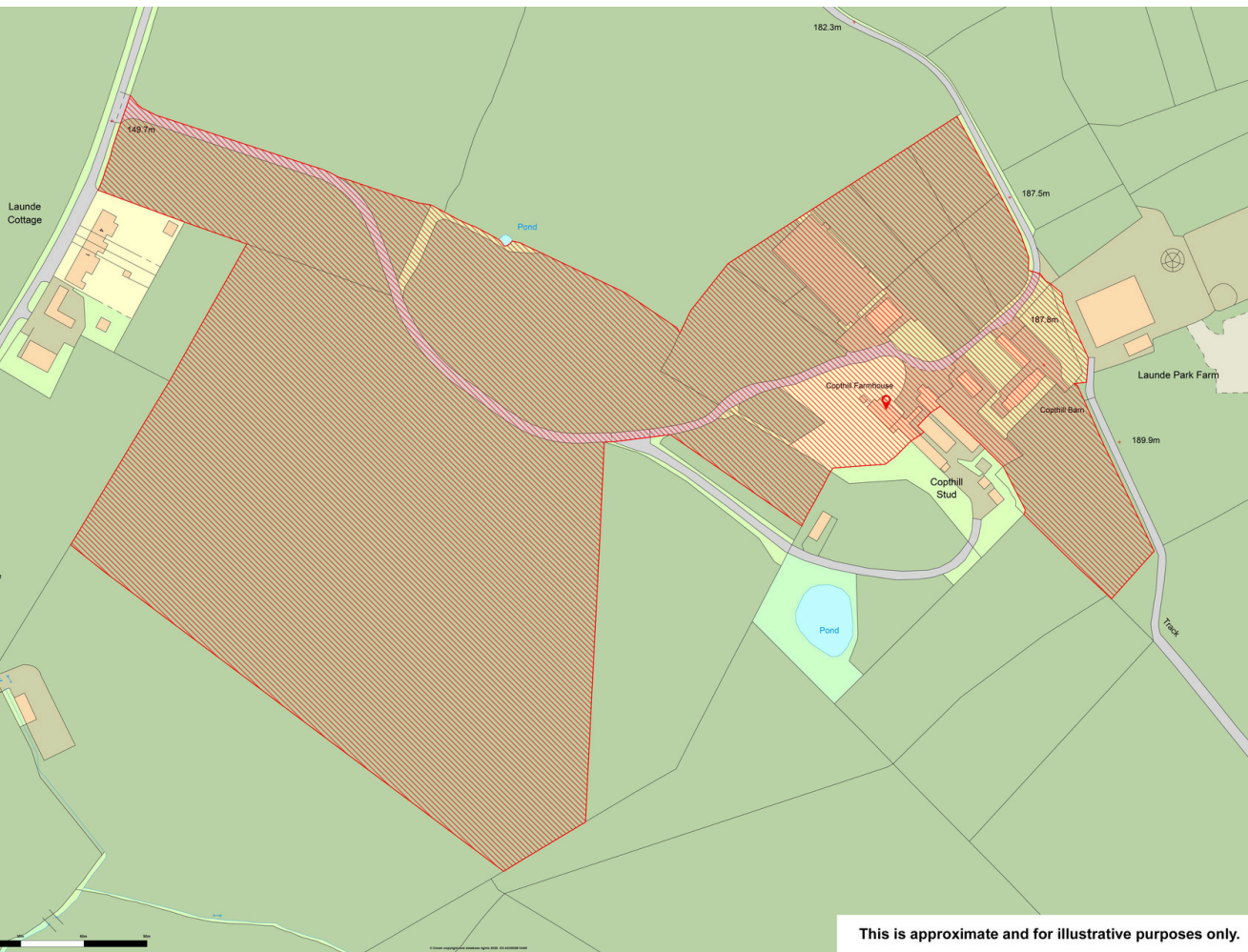
Set in an idyllic rural position with breathtaking south-facing views over Loddington, this outstanding country home offers a truly unique lifestyle opportunity.

The property includes approximately 22 acres of land, extensive equestrian facilities including stables and a ménage, a self-contained annexe, and a completely independent four-bedroom barn conversion—ideal for multi-generational living, guests, or potential rental income.

Perfect for equestrian enthusiasts, the estate also enjoys direct access to superb horse riding and hacking routes through some of the area's most picturesque countryside.







FEATURES

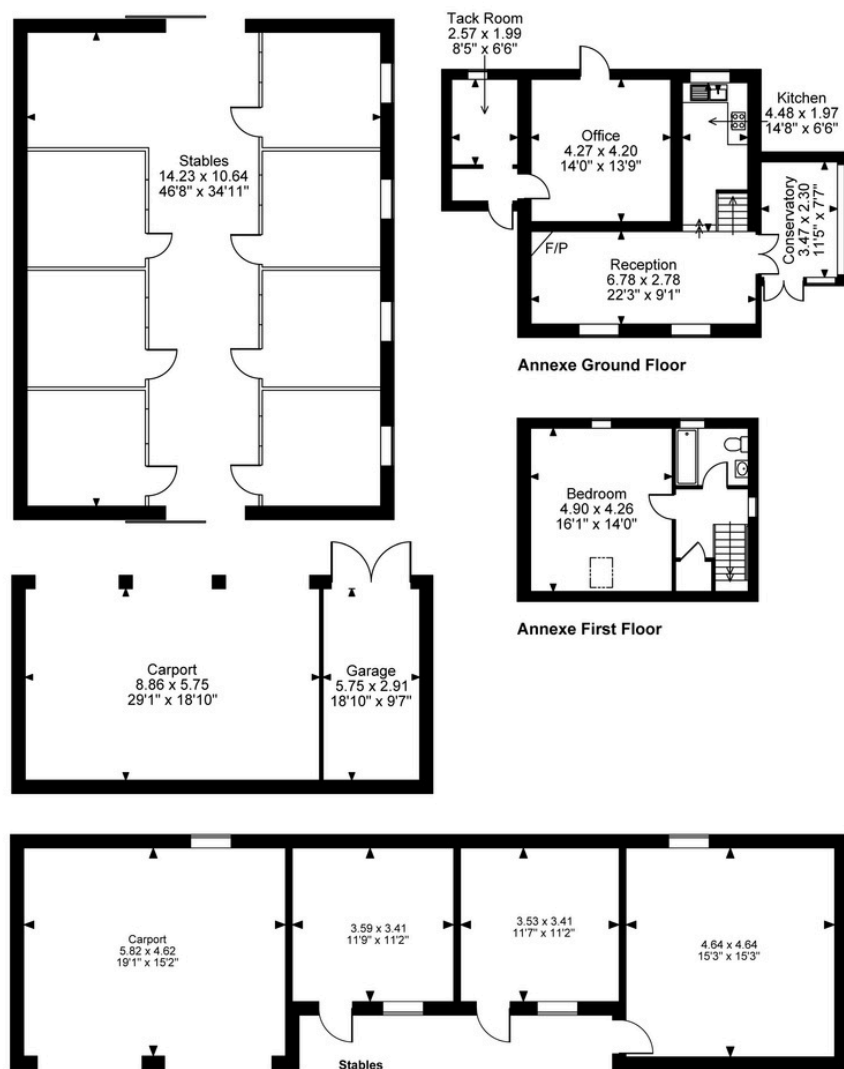
- Five-Bedroom Main House
- Three/Four Bedroom Barn Conversion
- One-Bedroom Annex
- Equestrian Facilities
- Stunning Countryside Views
- Extensive Outbuildings
- Stables & Outdoor Menage
- Approx. 22-Acres of Land
- Peaceful & Private Location

THIS RARE AND REMARKABLE COUNTRY PROPERTY PRESENTS A WONDERFUL OPPORTUNITY TO ACQUIRE A FULLY EQUIPPED EQUESTRIAN HOME, SET AMIDST APPROX. 22-ACRES OF BEAUTIFUL ROLLING COUNTRYSIDE.

MAIN HOUSE APPROX. GROSS INTERNAL AREA 3734 SQ.FT / 347 SQ.M
COPT HILL BARN APPROX. GROSS INTERNAL AREA 1494 SQ.FT / 139 SQ.M



OUTBUILDINGS APPROX. GROSS INTERNAL AREA 2652 SQ.FT / 246 SQ.M
ANNEX APPROX. GROSS INTERNAL AREA 725 SQ.FT / 67 SQ.M



LOCATION

Launde lies on the Leicestershire/Rutland borders, within a beautiful rolling parkland setting, six miles south-west of the market town of Oakham. Market Harborough is 16 miles south, with its East Midlands Rail services to London St Pancras from 51 mins. The cathedral city of Leicester is 15 miles west. The area is well known for schooling. There are preparatory schools at Brooke Priory, Oakham (six miles) and Leicester Grammar at Great Glen (13 miles) and the renowned Oakham (six miles), Uppingham (seven miles) and Stamford Schools (17 miles), among others. The area is also blessed for riding, cycling and country pursuits, with attractive lanes and public bridleways and footpaths. Rutland Water, at Oakham, offers sailing, golf and other recreational amenities.

SERVICES

The properties are offered to the market with mains water and electricity, private drainage and oil-fired central heating.

TENURE

Freehold



JAMES
SELICKS

For further information or to register your interest,
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