



COPT HILL BARN  
LAUNDE ROAD, LAUNDE

JAMES  
SELICKS







## “... SPACIOUS AND VERSATILE ACCOMMODATION ...”

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**A beautifully converted three/four-bedroom barn offering spacious and versatile living accommodation, set within its own private grounds complete with stabling, outbuildings, and paddocks—all nestled in the picturesque countryside of Launde.**

Open Plan Living Kitchen • Three/Four Bedrooms • Office • Utility Room • Two Bath/Shower Rooms, Separate Cloakroom • Outbuildings • Two Stables, Seven Paddocks • Countryside Views • Three-Acre Plot • Peaceful & Private Location •

### **Copt Hill Barn**

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.





## 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 & Council Tax

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

Harborough District – Tax Band E

## Tenure

Freehold

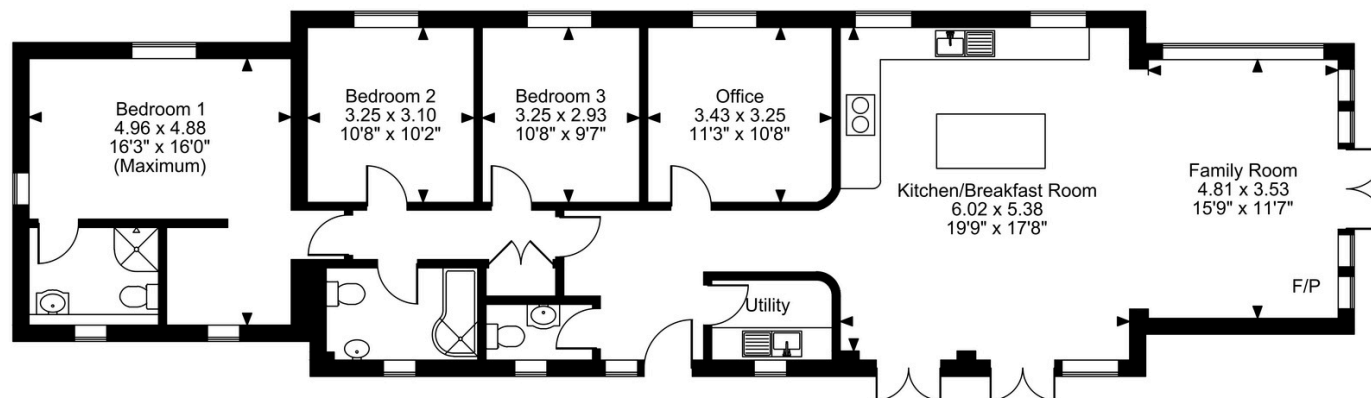


**Copt Hill Barn, Launde Road, Launde, Leicester LE7 9XB**

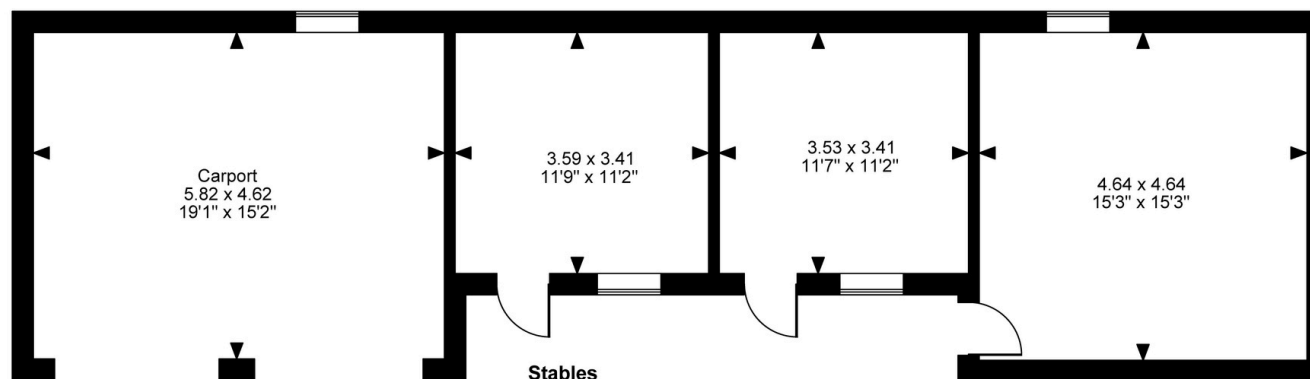
House Total Approx. Gross Internal Floor Area = **1494 ft<sup>2</sup> / 139 m<sup>2</sup>**

Stables & Carport Total Approx. Gross Internal Floor Area = **793 ft<sup>2</sup> / 74 m<sup>2</sup>**

Measurements are approximate, not to scale, for illustrative purposes only.

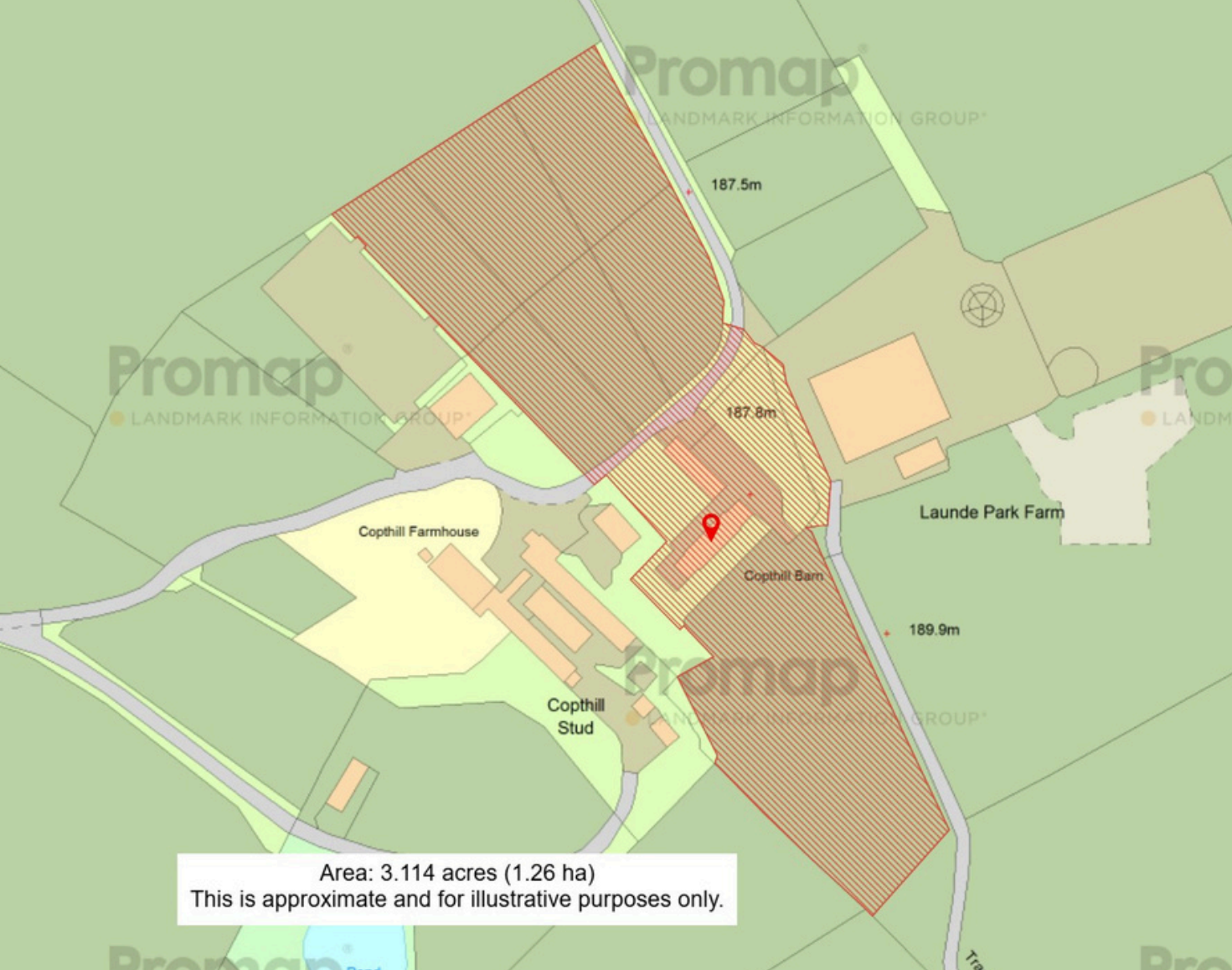


**Ground Floor**



**Stables**





**JAMES SELICKS**

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#### Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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