



COPT HILL FARM
LAUNDE ROAD, LAUNDE

JAMES
SELICKS



“... 18 ACRES OF IDYLIC, UNSPOILED COUNTRYSIDE ...”

Copt Hill Farm is a beautifully-presented and character-rich five-bedroom farmhouse, featuring exceptional equestrian facilities, a range of outbuildings, and a self-contained one-bedroom annex—all set within approximately 18 acres of idyllic, unspoiled countryside

Open Plan Dining Kitchen • Two Reception Rooms, Study • Utility/Boot Room, Downstairs Cloakroom • Cellar • Five Double Bedrooms • Three Bath/Shower Rooms • One-Bedroom Self Contained Annex • Seven Stables, Outdoor Menage • Extensive Outbuildings • Peaceful & Private Location • Approx. 18 Acres of Land •

Ground Floor

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.



First Floor

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.

Outside

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.

“... BREATH-TAKING PANORAMIC
VIEWS OF THE ROLLING
COUNTRYSIDE ...”



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 F

Tenure

Freehold



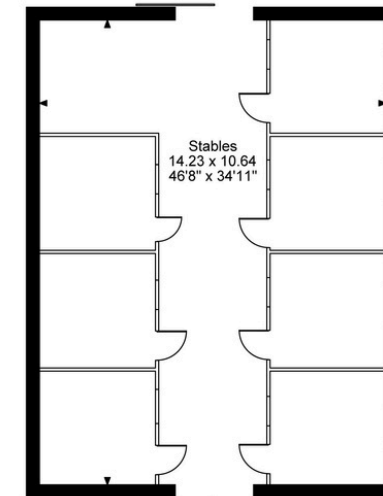
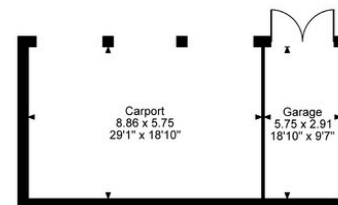
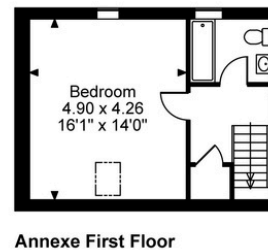
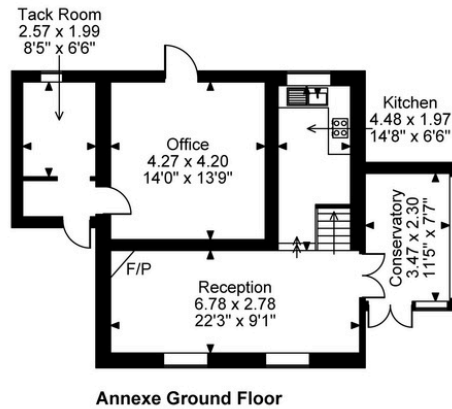
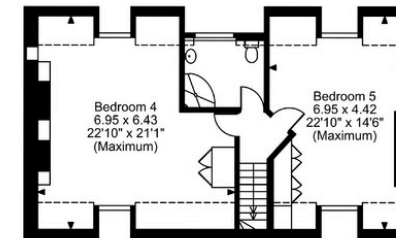
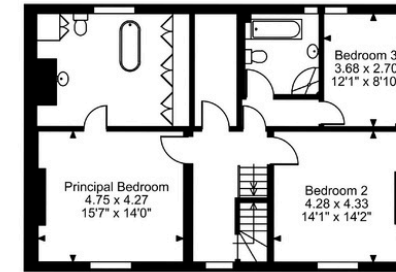
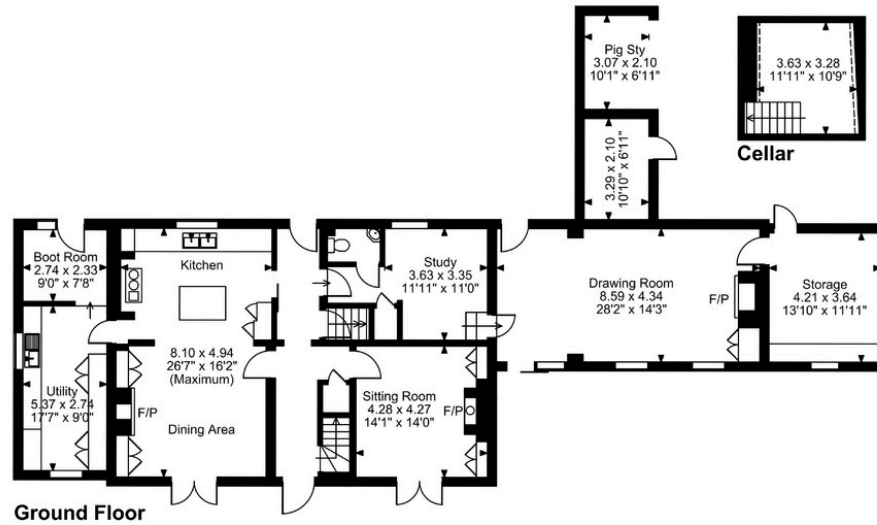


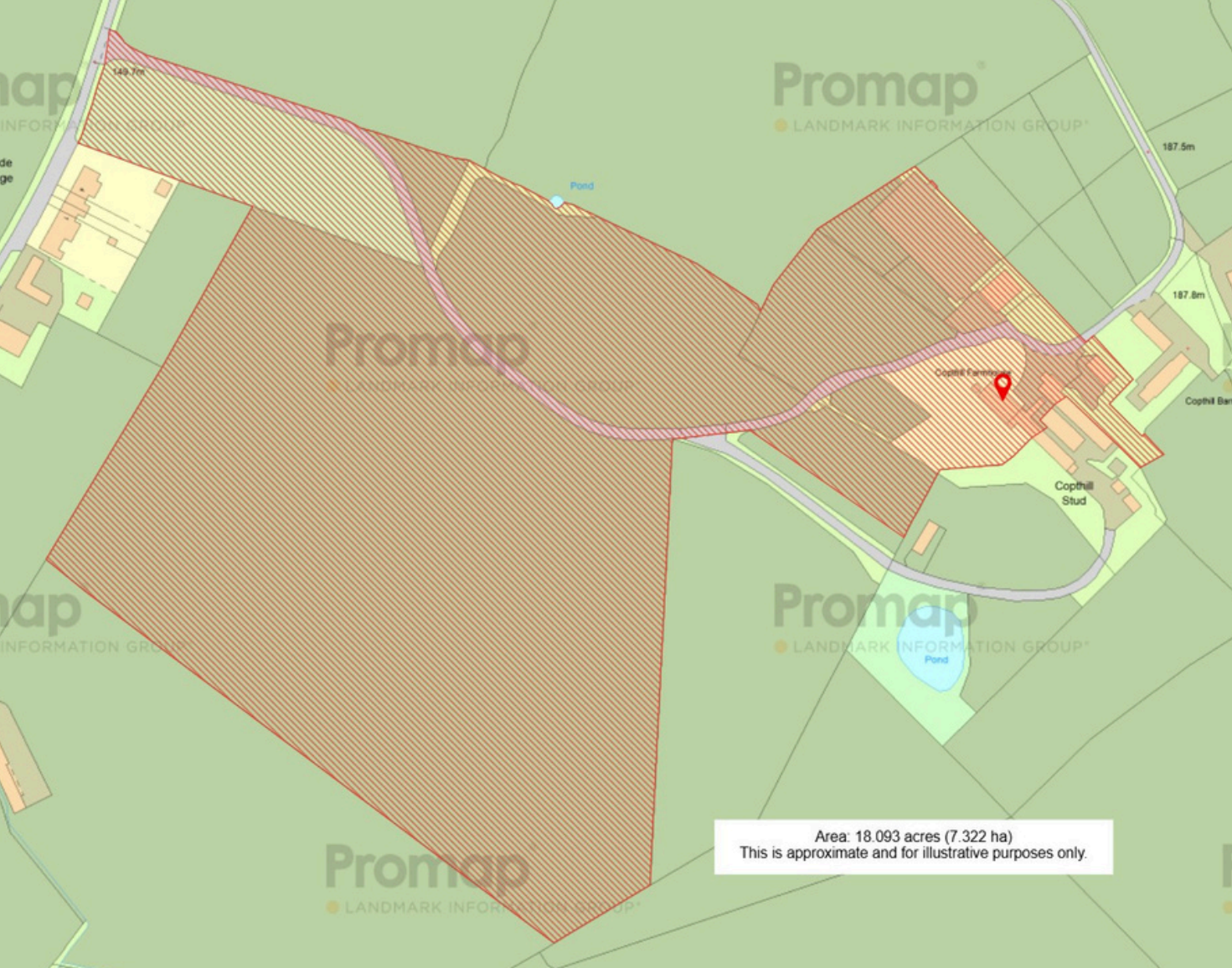
Copt Hill Farm, Launde Road, Launde, Leicester LE7 9XB

Main House Total Approx. Gross Internal Floor Area = 3734 ft² / 347 m²

Annex & Outbuildings Total Approx. Gross Internal Floor Area = 3377 ft² / 313 m²

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





JAMES SELICKS

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT

01572 724 437

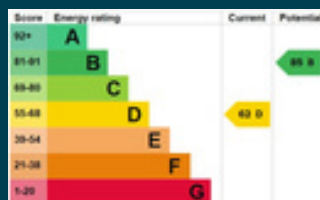
oakham@jamesselicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



Important Notice

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
 - 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
 - 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

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.

www.jamesselicks.com

