



BROOK FARM
LAUNDE

JAMES
SELICKS



“... PERIOD, STONE-BUILT FIVE-BEDROOM FARM HOUSE ...”

Brook Farm is a charming, period, stone-built five-bedroom farm house set within a generous plot, featuring extensive outbuildings, and beautifully maintained south-facing gardens, all in a private and tranquil setting.

Dining Kitchen • Three Reception Rooms • Study • Boot Room • Cellar, Downstairs Cloakroom • Five Bedrooms, One Bathroom • Family Bathroom • Generous Plot • Rural Location, South-Facing Gardens • Private Driveway, Extensive Outbuildings • Countryside Views • River Chater

Ground Floor

The ground floor is arranged around a central entrance hall and offers a superb blend of practical living and period charm.

A dining kitchen featuring an external door and windows that open onto a terrace and the garden beyond. The bespoke kitchen is well-appointed with an excellent range of fitted units, a selection of integrated appliances, an electric 4 door AGA, and a central island. Adjacent to the kitchen is a well-equipped boot room providing additional storage and space for white goods.

The two principal reception rooms, which flank the entrance hall, are full of character with flagstone floors, south-facing windows, and feature fireplaces—one with a log-burning stove, the other with an open fire. A vaulted cellar leads off the hall.

A formal dining room with wood burner leads from the kitchen and provides access to the study. A downstairs cloakroom is accessed from the study.



First Floor

The first floor is served by two separate staircases. The main staircase rises from the entrance hall to four well-proportioned double bedrooms offering picturesque views of the gardens and surrounding countryside. A spacious family bathroom, accessible from both landings, features a panelled bath, separate shower, twin basins in vanity unit, low-flush WC, and a heated towel rail.

A secondary staircase, accessed from the dining room, leads to the principal bedroom—a generous vaulted space complete with a log-burning stove and en-suite WC.

Outside

Brook Farm occupies a generous plot of magnificent countryside, with in excess of 5 acres comprising paddock, orchard, and spinney available by negotiation. The property is further complemented by extensive outbuildings, well-suited to a variety of uses.

The property is approached via a five-bar gate leading to a substantial driveway with ample off-road parking and access to the barn and outbuildings. Some of the outbuildings benefit from existing planning permission for conversion to create a two bed, two bath annex and double height drawing room.

The formal gardens lie to the south of the house, predominantly laid to lawn with mature borders and specimen trees with a small spinney. A beautifully landscaped terrace provides an idyllic outdoor entertaining space with views over the garden, pond, and surrounding countryside.

Brook Farm offers a totally private and tranquil space immersed in unspoilt countryside.

“... A GENEROUS PLOT OF
MAGNIFICENT 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 quiet 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 Council – Tax Band G

Tenure

Freehold

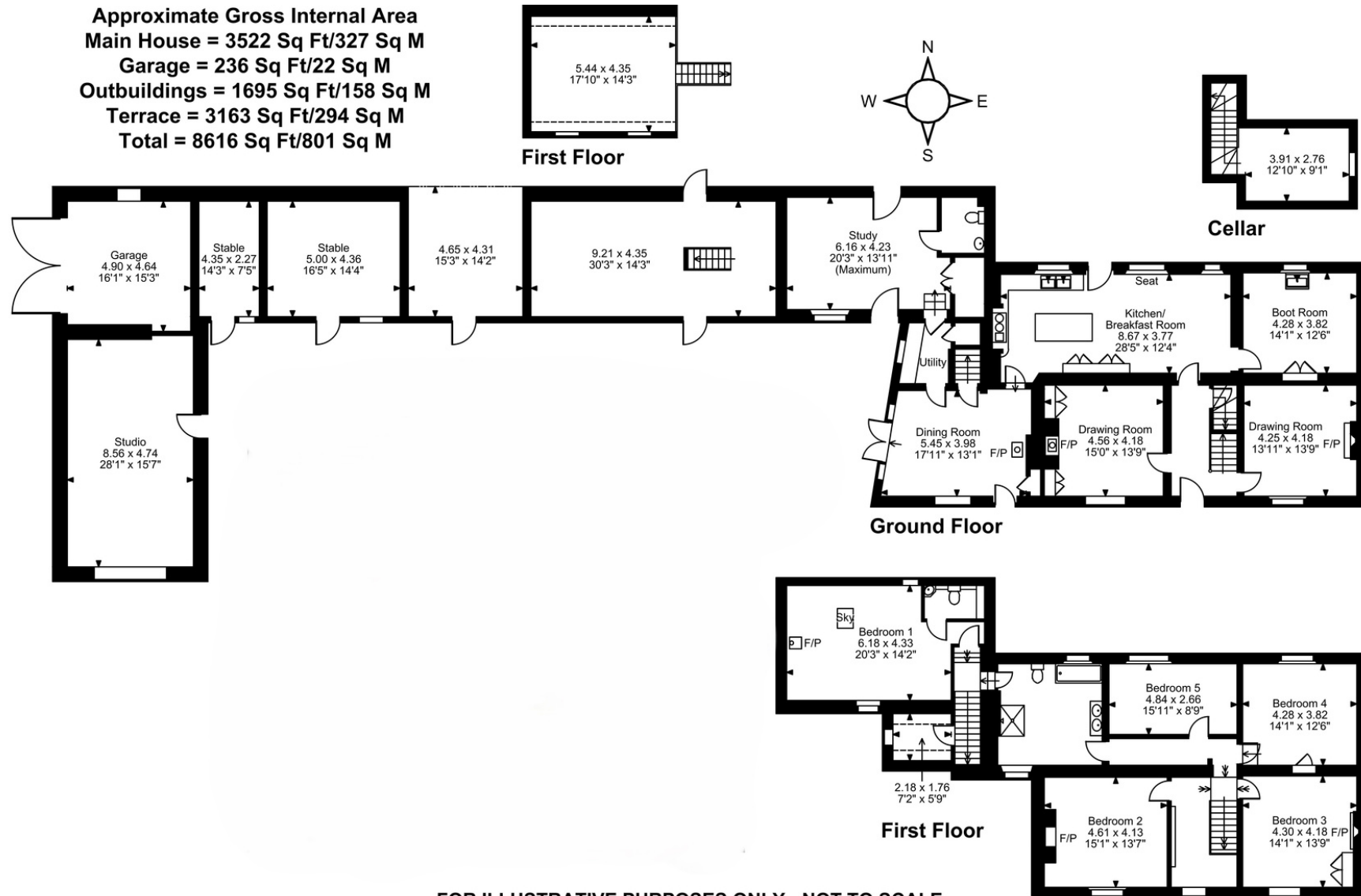




Brook Farm, Launde

House Total Approx. Gross Internal Floor Area incl. Garage & Outbuildings = **8616 ft² / 801 m²**

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



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



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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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