



White Hill Farm Old House Lane,  
Copt Oak,  
Markfield, LE67 9PE





£865,000

### GENERAL

White Hill Farm is a charming period cottage with a self contained annexe set in approximately 1.8 acres in an idyllic country setting, close to Ulverscroft. The cottage has been significantly upgraded by the present owners, who have also created a one bedroomed annexe, currently used as a successful airbnb. Immediately to the rear of the cottage there is an excellent stable yard where there are also toilet and shower facilities and to the West of the property there is approx 1.81 acres of pastureland.



## LOCATION

White Hill Farm is in a lovely location close to Copt Oak and Ulverscroft. The cottage is within easy reach of the rolling hills of the beautiful Charnwood Forest and Bradgate Park. In the surrounding villages there are some excellent restaurants, pubs and shops. In the nearby town of Markfield, there is a pub, library, doctor's surgery, post office, co-op, take-aways and a community centre. There is also a bus service from Markfield into Leicester.

The property is well placed for access to the motorway network via Junction 22 on the M1.

## THE COTTAGE

The accommodation is arranged as follows. Front door opening into entrance porch.

## ENTRANCE PORCH

Tiled floor with underfloor heating and door to inner hall.

## INNER HALL

With stairs to first floor.

## SITTING ROOM

13'8" x 13'6"

A lovely cosy room with an open stone fireplace and central heating radiator.

## DINING ROOM

14'1" x 10'1"

A lovely light room with sliding patio doors opening into the garden. There is a roof light, electric underfloor heating, central heating radiator and door giving access to the annexe.

## KITCHEN

15'10" max x 12'3"

The kitchen is fitted with a generous range of base and wall cabinets incorporating a single oven and electric hob with extractor above. There is space and plumbing for a dishwasher and an inset sink and drainer unit. Panelled wall, crockery display cabinet, wood effect flooring and stable door to outside.

## UTILITY ROOM

7'3" x 7'1" max

Counter top with Belfast sink and plumbing for washing machine.

## CLOAKROOM

Fitted with a "Heritage" suite to include a traditional low flush lavatory and wash hand basin with cupboards under.

## ON THE FIRST FLOOR

Stairs rise from the inner hall to the landing.

## FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms.

## BEDROOM ONE

12'8" x 12'

A good sized double bedroom. Central heating radiator.

## EN-SUITE

Corner shower enclosure, wash hand basin set in vanity unit with a blue tooth mirror above, low flush lavatory. Ladder style towel rail.

## BEDROOM TWO

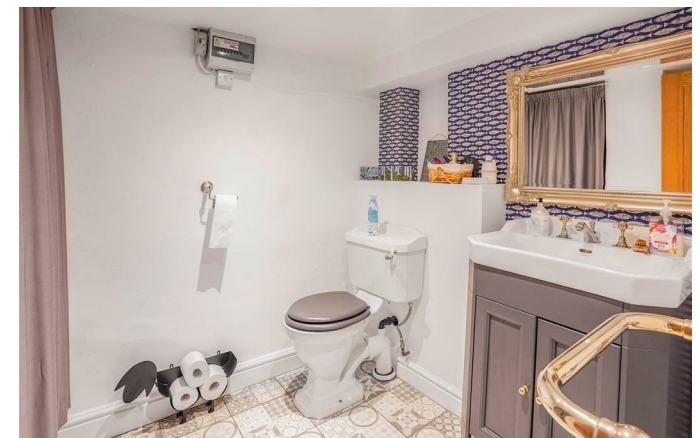
13'8" x 13'10"

Dual aspect windows with countryside views. Fitted wardrobe. Central heating radiator.

## BEDROOM THREE

8'3" x 8'2"

Central heating radiator.



## BATHROOM

A luxurious bathroom with fashionable bathtub with shower over and tiling to the wall, wash hand basin set in traditional cabinet and low flush lavatory. Boarded floor. Central heating radiator.

## ANNEXE (the Cow Shed)

The annexe, although sharing utilities with the cottage, also has it's own controllable electric underfloor heating, its own drive, patio area and front door. Front door opening into entrance hall.

## ENTRANCE HALL

With tiled floor. Opening off which is the living area.

## LIVING AREA

17'10" max x 9'7" inc to 12'1"

There is a real feeling of space as there is a full height ceiling. The kitchen area is fitted with a range of units with single oven and induction hob with extractor over. Central heating radiator.

## BEDROOM

8'10" x 8'3" inc to 11' max

Central heating radiator.

## SHOWER ROOM

Stylish shower room with a double shower enclosure, low flush lavatory, wash hand basin set in vanity unit. Central heating radiator.

## OUTSIDE

A low stone wall runs along the front boundary. To the front of the cottage is a pretty garden with raised vegetable beds

running down one side. A long driveway leads to the stable block and car port.

## THE MAIN GARDEN

To the side of the cottage is a lovely terrace perfect for al fresco dining and entertaining.

## THE STABLE BLOCK

The 'Harlow' stable block comprises five loose boxes together with open fronted garaging/outdoor kitchen and a hay store. It should also be noted that there is a shower room with an electric shower.

## THE LAND

The land is divided into five paddocks, separated with post and rail fencing where the current owner runs a sanctuary for Alpacas. There is an area which houses chickens and goats, a compost and fire pit. There is also a field shelter and a Shepherds Hut, which is available by separate negotiation.

## SERVICES

The property is connected to mains electricity and water, sewerage is to a private system. The property has oil fired central heating and solar panels with feed-in tariff which supply additional power. There is a water supply to the fields.

## COUNCIL TAX

Hinckley & Bosworth Council Tax Band D.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	















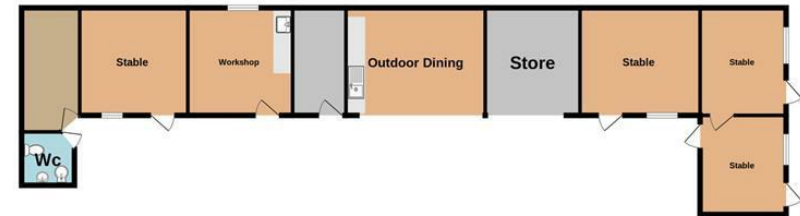
Ground Floor



1st Floor



Outbuildings



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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