



COPT HILL FARM LODDINGTON







Farmstead equestrian home set within it's own land of approximately 19.8 acres with a long sweeping driveway approach through woodland and paddocks to the most outstanding setting with far reaching views across the rolling countryside. Conveniently set with excellent access to the A47, whilst being set in the peaceful back lanes adjoining the famed Launde Abbey and within easy access to Oakham, Uppingham and Leicester, all offering some of the best schooling in the midlands.

This home was recently renovated and modernised, whilst keeping it's homely farmhouse feel with practical accommodation comprising of five bedrooms, four bathrooms, open plan kitchen/dining room, utility room, sitting room and a further spacious reception room, plus a self contained cottage which also works ideally for a home office area.

Externally, the property offers an American style stabling, with an all weather arena, plus well fenced paddocks allowing for rotation grazing, a timber triple carport with an enclosed garage and further outbuildings, well planted design cottage farmhouse gardens with raised terraced to the south facing front aspect taking in the stunning views.

This property is offered alongside a recently converted three bedroom barn with its own stabling, garaging and two acres of paddock land with first refusal being given to the purchaser of Copt Hill Farm, separately guided at offers over £895,000.

Launde Road, Launde, Leicester, LE7

Approximate Area = 3610 sq ft / 335.3 sq m

Limited Use Area(s) = 82 sq ft / 7.6 sq m

Office = 962 sq ft / 89.3 sq m

Outbuildings = 1836 sq ft / 170.5 sq m (excludes carport)

Total = 6490 sq ft / 602.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Moores Estate Agents. REF: 1215443



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