



Copt Hill Barn, Loddington

Beautifully appointed 3/4 bedroom barn conversion with open-plan kitchen, family room, stables, hay store and double garage. Set in around 3 acres beside Launde Abbey, with excellent access to Oakham, Uppingham, Leicester and the A47.



FEATURES

- Open-plan kitchen/breakfast room with Electric Aga
- Bright family room with floor-to-ceiling windows
- Principal bedroom with ensuite shower room
- Three further bedrooms, one ideal as a study/home office
- Stylish family bathroom, utility room and cloakroom
- Grounds extending to around three acres
- Two stables plus hay store/tack room



ACCOMMODATION

At the heart of the property is a stunning open-plan kitchen and breakfast room, complete with an Electric Aga and a central island, creating the perfect hub for family life and entertaining. This flows seamlessly into the family room, where floor-to-ceiling windows frame the spectacular outlook and flood the space with natural light.

The bedroom accommodation is arranged to provide both comfort and versatility. The elegant principal bedroom enjoys its own ensuite, while there are three further bedrooms – one currently used as a home office – and a stylish family bathroom. A utility room and separate cloakroom complete the internal layout.

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EXTERNAL

Outside, the property is enhanced by excellent equestrian and lifestyle facilities, including two stables, a hay store/tack room, and an open-fronted double garage. The grounds extend to around three acres, offering ample space, while the sweeping driveway provides parking for several vehicles.



Despite its wonderfully peaceful rural setting beside the historic Launde Abbey, the property remains well connected. The A47 is within easy reach, with the nearby market towns of Oakham and Uppingham, along with Leicester, offering superb amenities and access to some of the Midlands' most highly regarded schools.



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Copt Hill Barn, Launde Road, Launde, Leicester, LE7

Approximate Area = 1526 sq ft / 141.7 sq m

Outbuilding = 794 sq ft / 73.7 sq m

Total = 2320 sq ft / 215.5 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). © nitchcom 2024. Produced for Moores Estate Agents. REF: 1215449



EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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