

JAMES  
SELICKS



## Hill Farm

GUIDE PRICE: £1,300,000

LAUGHTON, LEICESTERSHIRE, LE17 6QA



A stunning and spacious barn conversion forming one of three properties on this quiet country lane with breathtaking views across to the village of Laughton. Beautifully presented by its current owners, and it boasts its own one-bedroom cottage.

Spacious & immaculately presented barn conversion • Oak flooring & underfloor heating throughout • Electric Velux windows • One-bedroom self-contained annexe • Superb 50 ft open plan living dining kitchen • Spacious utility with pantry off • Snug • Sizeable reception room • Office • Master bedroom suite with sitting area, dressing room & ensuite bathroom • Two further bedrooms • Family bathroom • Stunning gardens comprising a courtyard, vegetable garden, rear lawn & paddock • Triple brick-built carport • Total plot approx. 1.42 acres • Stunning countryside views

#### Accommodation

Hill Farm is entered under a storm porch and via a wooden front door with a window to the side leading straight into the simply stunning 50 ft living kitchen. A door leads onto a fabulous courtyard, with windows to front, side and rear creating a wonderfully light room. There are exposed beams throughout. The sitting area has a built-in corner cupboard, a cast iron log burner set within a wooden fireplace and spotlights. Stairs rise to the first-floor landing, and the dining area is spacious enough to accommodate a large dining table. The kitchen area boasts fabulous handmade bespoke wooden cabinetry providing an excellent range of eye and base level units and drawers with solid oak worktops over, with a matching island providing further storage, worktop space and a breakfast bar. The Aga takes centre stage and is set within a tiled chimney breast, there is an additional Neff electric double oven and a built-in pull-out unit in the cupboard (for a microwave), a five-ring gas hob, a twin Belfast sink with filter tap and granite drainer units, a Bosch built-in dishwasher built-in fridge freezer. A fabulous limestone floor runs throughout this stunning space and has underfloor heating.

A door from the kitchen gives access to the lobby which has a stable door to the front elevation and leads into the sizeable utility room, with a window to the rear and door to the front creating a useful boot room also. The utility has solid wood eye and base level units, a Belfast sink overlooking the rear elevation and oak tops. There is a built-in fridge freezer, a larder cupboard, exposed beams and matching limestone flooring and underfloor heating to the kitchen. A useful pantry has a window to front elevation, built in shelving and a brick floor. A cloakroom off has a window to the front elevation, a wash hand basin.

From the sitting area of the kitchen a step leads to a snug with two windows the side elevation overlooking the vegetable garden. A small hallway has oak double doors and flooring which leads into the fantastic 26 ft reception room with French doors and a further door to the courtyard. It has a feature stone fireplace with open fire, oak flooring with underfloor heating. From this room there is access to the office, which also has French doors to the courtyard, a window to the rear, oak flooring with underfloor heating and a range of built in shelving.

An oak staircase rises to the first-floor landing which has a window to the rear elevation and a large built-in storage cupboard. The master suite comprises of a bedroom area, sitting area, dressing room and ensuite bathroom. The dressing area has a window to the front elevation offering fantastic views and oak flooring with underfloor heating, a vaulted ceiling and exposed beams, The dressing room has a window to front and bespoke built-in hanging rails, shelving, and cupboard space. The bedroom has a window to side elevation overlooking the courtyard, and has beautiful, exposed beams. The ensuite bathroom has a window to the front elevation, An electric Velux window, a heritage bathroom suite with panel bath, WC, wash and basin with cupboard under, and a separate shower cubicle. Bedroom two is located to the front of the property and has a built-in bed with study area beneath, and bedroom three is to the rear. The family bathroom completes the internal accommodation to the main house and has two windows to front elevation with fine countryside views, oak flooring with underfloor heating, half panelled walls and built in storage cupboards. A heritage suite comprises a low flush WC, wash hand basin with concealed storage beneath, and a double shower enclosure.





### Annexe

A self-contained annexe has its own entrance off the main driveway. A door to the front elevation, and a door from the courtyard both lead into an open plan sitting room/kitchen. It has windows to front and rear elevations, has exposed beams, and oak flooring.

The kitchen area has a good range of eye and base level units and drawers with solid wood worktops over. There is a stainless-steel sink and drainer unit, hob with oven under and extractor hood over, tiled splashbacks, a built-in fridge and freezer and a built-in slimline dishwasher. The bedroom has a dual aspect with fine views over open countryside to the front, and exposed beams. The ensuite has a window to rear, corner shower enclosure, wash hand basin and WC. The annexe also boasts its own garden and parking.

### Outside

The property is approached via a gated road to Laughton. Twin electric wooden gates give access into a large gravel driveway, in part block paved, providing ample car standing for numerous vehicles. There is a brick built three car carport with a large garden storage shed behind.

To the rear of the property are lawned gardens with patio entertaining areas boarding onto the property's own paddock and views beyond. To the side of the property is an excellent vegetable garden, stocked with a superb variety of vegetables and fruits and a greenhouse. To the front of the property as a beautiful south facing courtyard with seating areas with mature stocked borders. A beautiful olive tree takes centre stage and offers a degree of privacy. All in all, the total plot is approximately 1.42 acres.



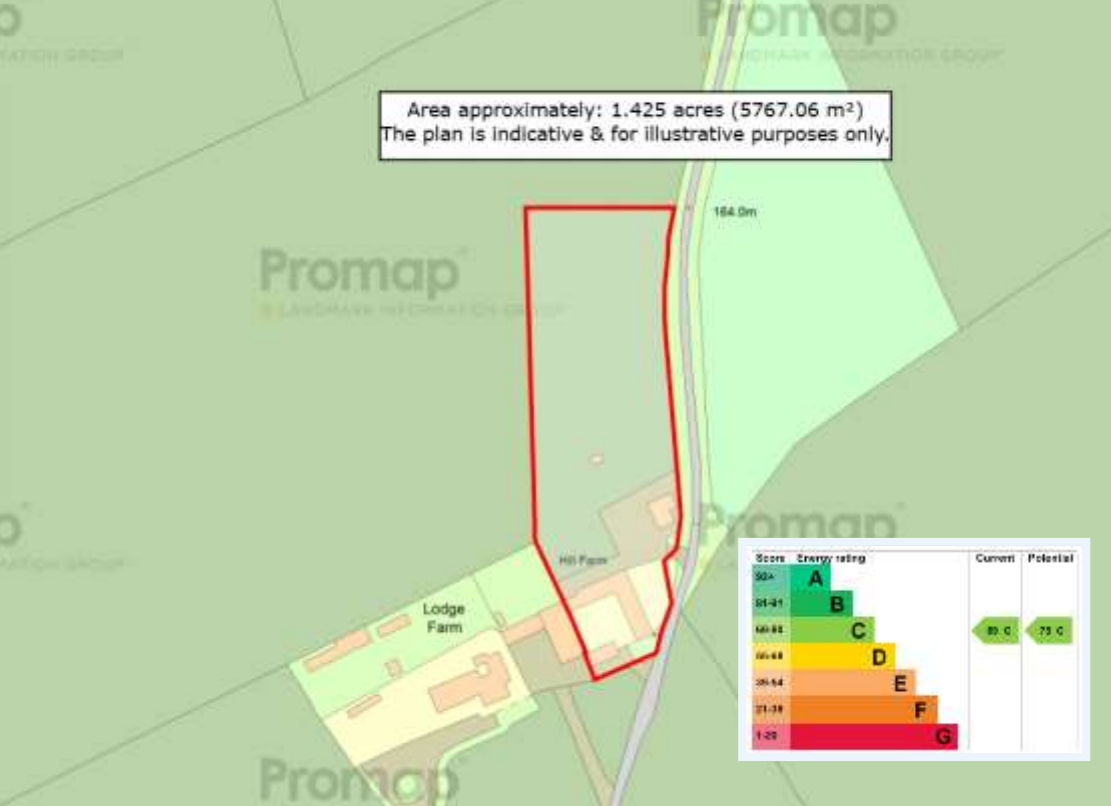


Annexe



Annexe





### Location

Laughton has a fine selection of interesting and historic properties with a strong community spirit. The area is situated within some of the finest Leicestershire countryside with many scenic walks, bridleways and views and provides easy access into Market Harborough, Lutterworth and Leicester to the north, all providing a wider range of amenities normally associated with a large market town or city.

### Sat Nav Information

The property's postcode is LE17 6QA and house name 'Hill Farm'.

### Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: No

Tree Preservation Orders: No

Tax Band: G

Services: The main property is offered to the market with mains and a private water supply. Main house has oil-fired heating. The annexe is heated by Gas LPG. Both have drainage to a septic tank.

Broadband delivered to the property: Independent broadband provider (currently Pointlink)

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Title contains covenants

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. No accessibility modifications

Cladding: None

Planning issues: None which our clients are aware of

Coastal erosion: None

Coal mining in the local area: None

## Hill Farm, Laughton, Leicestershire LE17 6QA



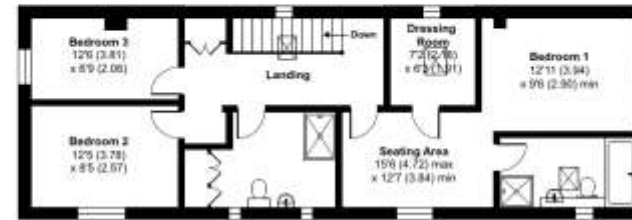
Approximate Area = 2708 sq ft / 251.5 sq m

Outbuilding = 665 sq ft / 61.7 sq m

Annex = 342 sq ft / 31.7 sq m

Total = 3715 sq ft / 345.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Inchcom 2024. Produced for James Sellick Estate Agents. REF: 1129808

Market Harborough Office  
13 Church Street  
Market Harborough  
LE16 7AA  
01858 410008  
mh@jamesseelicks.com

Leicester Office  
01162 854 554

Oakham Office  
01572 724437

jamesseelicks.com



#### 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 warrant, whether in relation to this property or these particulars, nor to enter into 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.

#### Measures 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.



JAMES  
SELICKS

