

Brook Farm Court

Hoton, Loughborough, LE12 5SD

John German



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Offers In Excess Of

£1,000,000

Nestled along a private driveway, this exceptional barn conversion style home seamlessly blends rustic charm with contemporary living. Boasting approximately 3360 square feet of accommodation (incl. garage), this home offers ample space for growing or established families, and those who love to entertain.

Upon entering, you are welcomed by a striking sweeping staircase overlooking the entrance hall, with exposed beams and double height feature window offering a stunning view out to the east side of the garden. The thoughtfully designed layout includes a lounge, open plan dining area, bespoke Paul Hunt kitchen, sitting room and study. The property also features six double bedrooms, one with an en-suite and a walk-in wardrobe, main bathroom and a ground floor W.C.

For those with equestrian interests or seeking plenty of open space, the property boasts two well-maintained paddocks, ideal for horses, livestock, or a range of outdoor activities. The spacious garden wrapping around two sides of the property provides a peaceful retreat, with a gated access point leading seamlessly down to the first paddock, creating a natural flow between the landscaped grounds and open fields.

The property is situated in the charming village of Hoton; just 3.2 miles from the centre of Loughborough town. The village is surrounded by delightful countryside and has a popular local pub, The Packe Arms, nearby. In addition, there are direct bus routes to Loughborough, Nottingham and Melton Mowbray. Commuter access to the M1 and A6 is excellent. Loughborough Railway Station is located approximately six minutes away by car and East Midlands Airport is only a twenty-minute drive.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive and double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Charnwood Borough Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/14032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.











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Ground Floor

Approximate total area⁽¹⁾

1747.53 ft²
162.35 m²

Reduced headroom

14.78 ft²
1.37 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area⁽¹⁾

1620.84 ft²

150.58 m²

Reduced headroom

32.3 ft²

3 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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