

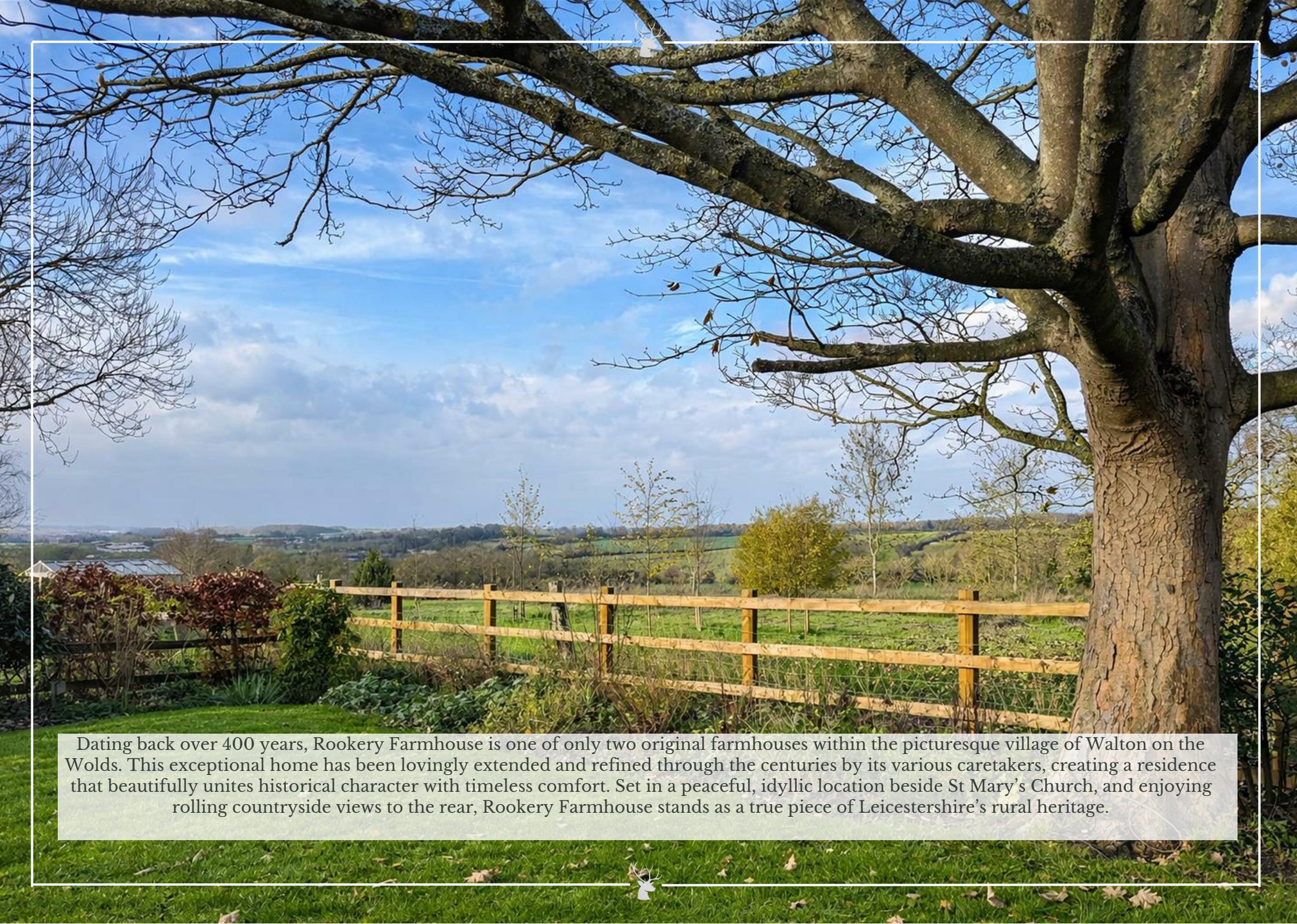


ROOKERY FARMHOUSE, WALTON ON THE WOLDS

OFFERS OVER: £ 1,150,000







Dating back over 400 years, Rookery Farmhouse is one of only two original farmhouses within the picturesque village of Walton on the Wolds. This exceptional home has been lovingly extended and refined through the centuries by its various caretakers, creating a residence that beautifully unites historical character with timeless comfort. Set in a peaceful, idyllic location beside St Mary's Church, and enjoying rolling countryside views to the rear, Rookery Farmhouse stands as a true piece of Leicestershire's rural heritage.





Ground Floor

A welcoming entrance hallway introduces the home's rich character, with exposed stonework, original beams, and a warmth that immediately invites you in. To one side lies a formal dining room, showcasing striking stone walls and beautifully aged timbers. From the hallway, you'll also find access to a cloakroom, rear entrance, and a timber staircase leading to the first floor.

The current owners have sensitively modernised the property throughout, introducing a warmth and practicality that makes it a truly inviting family home — one that honours its past while embracing contemporary living.







At the front of the property, the generous lounge features a magnificent Ingle fireplace with an open fire — the heart of a homely and inviting family space. Dual-aspect windows flood the room with light, while exposed beams remind you of the property's centuries-old fabric. Despite the abundance of exposed timbers, the ceiling heights are deceptively tall, creating an unexpectedly airy and open feel throughout the ground floor.





Beyond the lounge, a snug and study/lobby area provide flexible spaces ideal for quiet relaxation or home working. The country-style kitchen is a highlight of the home — with stone floors, handcrafted timber cabinetry, granite worktops, and a gas fired AGA together with a separate electric oven, Its large windows capture spectacular views across open countryside, making it a place to gather, cook, and savour the rhythm of village life. Throughout the ground floor, the exposed timbers subtly shift in tone and scale, telling the story of the home's historic evolution through different eras.





First Floor

The first floor offers five double bedrooms, each brimming with individual character. The two rear bedrooms are particularly special — positioned side by side. Together, they present a wonderful opportunity to create a grand principal suite with breathtaking field views. These bedrooms share a modern shower room and have a secondary staircase that leads directly down to the kitchen.

A further bedroom enjoys an en suite shower room, while the remaining rooms are served by a stylish and well-appointed family bathroom. Above, the former servants' quarters in the loft present exciting potential for conversion (subject to planning), offering the possibility of additional bedroom suites or a studio retreat.

Grounds and Outbuildings















PLOT PLAN FOR GUIDANCE ONLY



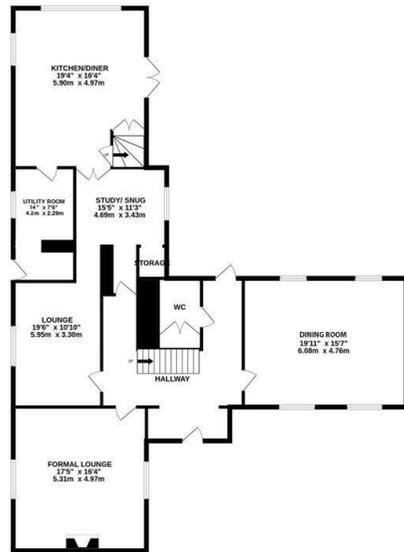
Occupying a generous plot of just over one-third of an acre, Rookery Farmhouse enjoys gardens to both the front and rear, laid mainly to lawn with mature shrubs and trees providing a natural screen of privacy. Original brick and stone walls enclose the frontage and right flank, complementing the home's period architecture and creating a sense of seclusion. To the side, a detached double garage and annexe offers self-contained living — complete with a fitted kitchen, shower room, and a first-floor study or bedroom. This versatile space is ideal for guests, multi-generational living, or as a dedicated home office.

Location

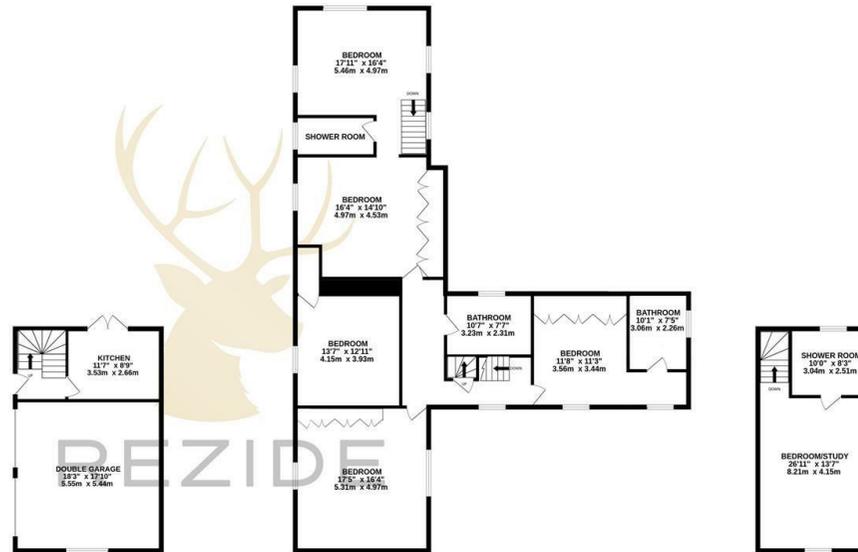
KEY FEATURES:

- One of only two original farmhouses in Walton on the Wolds
- Dating back over 400 years, rich with historic detail
- 5 double bedrooms, 4 bathrooms, and 5 versatile reception rooms
- Potential to create a substantial master suite or loft conversion
- Detached annexe/garage with kitchen and shower room
- Enclosed gardens of approximately one-third of an acre
- Peaceful village position beside St Mary's Church with open countryside views
- A truly one-of-a-kind farmhouse — timeless architecture and spectacular views
- Electric vehicle charging point
- A much loved family home over the last three decades

GROUND FLOOR
2092 sq.ft. (194.4 sq.m.) approx.



1ST FLOOR
1911 sq.ft. (177.5 sq.m.) approx.



TOTAL FLOOR AREA: 4003 sq.ft. (371.9 sq.m.) approx.

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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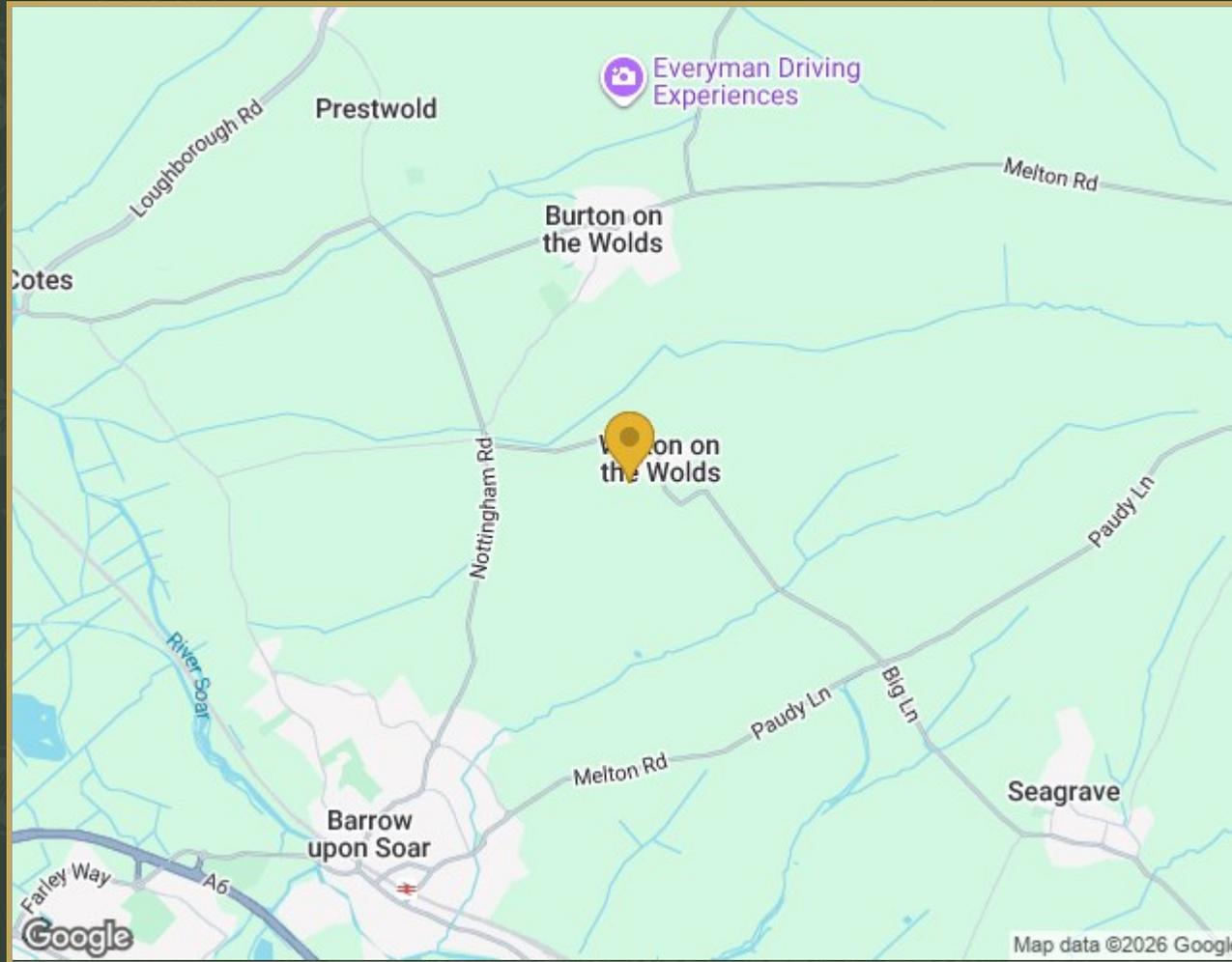
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4003.00 sq ft

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
70		79			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Property Location



Rookery Farmhouse, 12 New Lane, Walton On The Wolds, Loughborough, LE12 8HY

Situated on New Lane, adjacent to St Mary's Church, Rookery Farmhouse enjoys a quintessential English village setting. Walton on the Wolds is known for its friendly community, charming pub, and peaceful rural walks. The location provides easy access to Loughborough, Leicester, and Nottingham, along with excellent schooling options and transport links. Main dual carriageways are accessible within just a few minutes, ensuring excellent communications while retaining the tranquillity of a rural village environment.