



BROOKFIELDS FARM, NEAR COTES, LEICESTERSHIRE

GUIDE PRICE: £1,750,000





Brookfields Farm is a beautifully refurbished equestrian property set in a peaceful and secluded position in rural north Leicestershire. Enjoying approximately 4.67 acres of landscaped gardens and paddocks, this exceptional home offers an idyllic lifestyle opportunity with impressive facilities including a wild swimming pond and a well-equipped stable yard comprising 11 brick-built stables, two tack rooms, and a feed/rug store, all arranged around a central hardstanding area with development potential (subject to planning).



Accessed via a gated, daffodil-lined driveway, the main residence offers generous and contemporary living accommodation across three floors. On the ground floor, solid oak flooring flows throughout much of the space, leading from a striking entrance hall with a floating oak staircase lit by LED downlights, to a large open-plan kitchen and family room. This light-filled space is the heart of the home, featuring a high vaulted ceiling, a log burner, and floor-to-ceiling picture windows with bi-fold doors that open onto a south-facing wraparound terrace enjoying views over the countryside. The kitchen is fitted with sleek high-gloss cabinetry, white Mistral worktops, a large island unit, and a full range of integrated appliances including a Falcon range cooker, Fisher & Paykel DishDrawer dishwasher, boiling water tap, and integrated audio system with Cambridge speakers.

Additional ground floor accommodation includes a walk-in pantry, a spacious family room with west-facing terrace and slate water feature, a fully equipped utility room, and two cloakrooms. Upstairs, four generously sized bedrooms all benefit from en suite bathrooms. The principal bedroom suite is particularly impressive, with its own dressing room, two luxurious en suites each with a freestanding bath and walk-in shower, and bi-fold doors leading to a private wraparound balcony with uninterrupted southerly views.



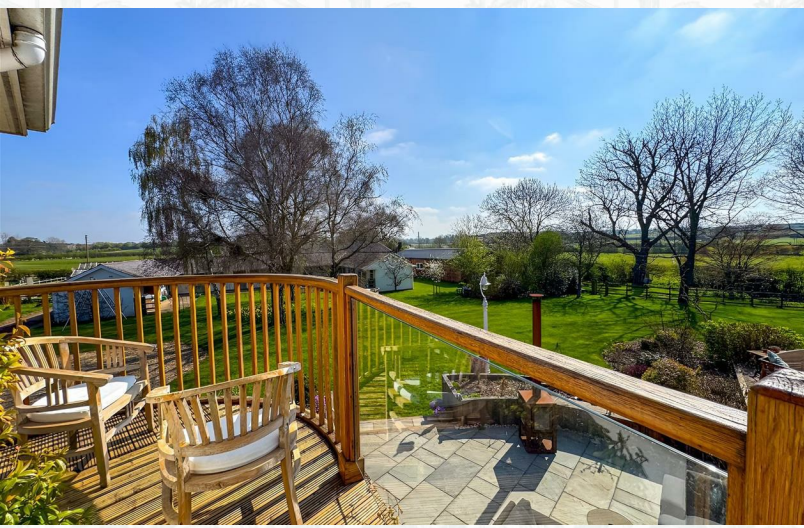


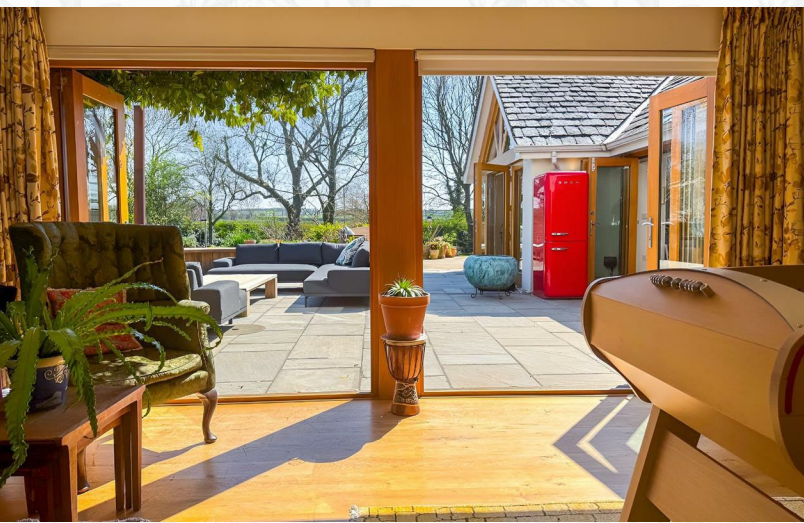


The second floor is home to a private guest suite with panoramic views via Velux windows and a modern en suite shower room.

The grounds have been thoughtfully landscaped and feature expansive lawns that slope gently towards Walton Brook, which forms the natural southern boundary. A well-established wild swimming pond, complete with timber deck and pool steps, creates a unique outdoor feature teeming with wildlife. Two productive vegetable gardens with raised beds, add further appeal. A detached oak-framed triple garage offers ample parking and storage, with a dedicated boiler house and additional stores.

A charming, purpose-built two-bedroom barn conversion currently operates as a successful holiday let, offering excellent income potential or flexible guest accommodation. (Currently £20k Income PA)





Located just five minutes from Loughborough station—with direct rail links to London St Pancras in around 1 hour 20 minutes—and within easy reach of the village of Seagrave and Leicester City Football Club’s training ground, this superb equestrian home offers a rare combination of tranquillity, versatility, and contemporary living. Early viewing is highly recommended to appreciate everything on offer.



Brookfields Farm
3,601Sqft Approx

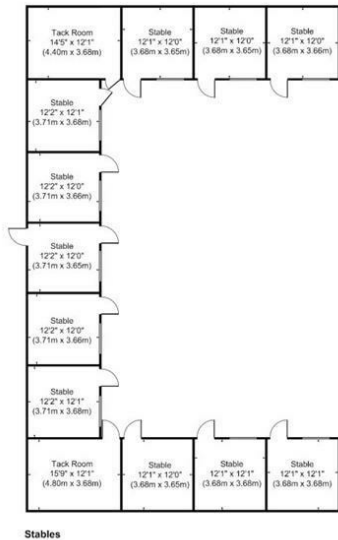
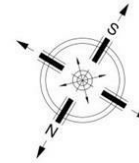
Stable Block
2,024Sqft Approx

Annexe
1,200Sqft Approx

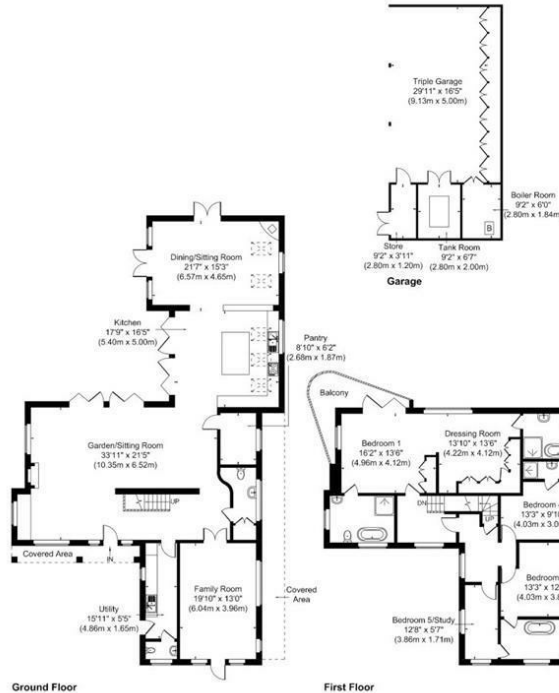
REZIDE



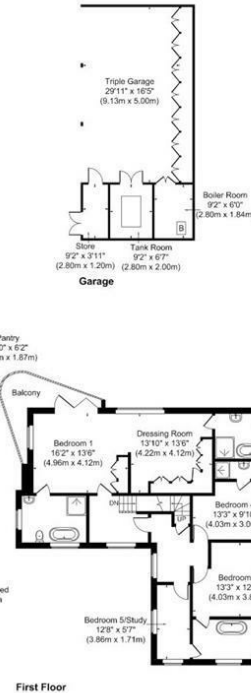
BROOKFIELDS FARM
 Main House - 335 sq.m/3601 sq.ft
 Garage - 69 sq.m/738 sq.ft
 Stables - 188 sq.m/2024sq.ft



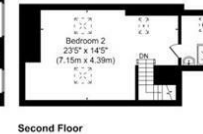
Stables



Ground Floor



First Floor



Second Floor

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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Key Features:

- 11 STABLES & 2 TACK ROOMS
- 4.67 ACRES
- FRESH WATER SWIM POND
- OPEN PLAN-VAULTED LIVING/KITCHEN
- DUAL BATHROOMS IN MASTER SUITE
- IDYLIC RURAL SETTING
- GATED ENTRY
- PERFECTLY EQUIPT FOR ENTERTAINING
- PANORAMIC COUNTRYSIDE VIEWS
- Approx. £35,000 per annum combined ancillary income from holiday accommodation, equestrian use and solar generation



REZIDE



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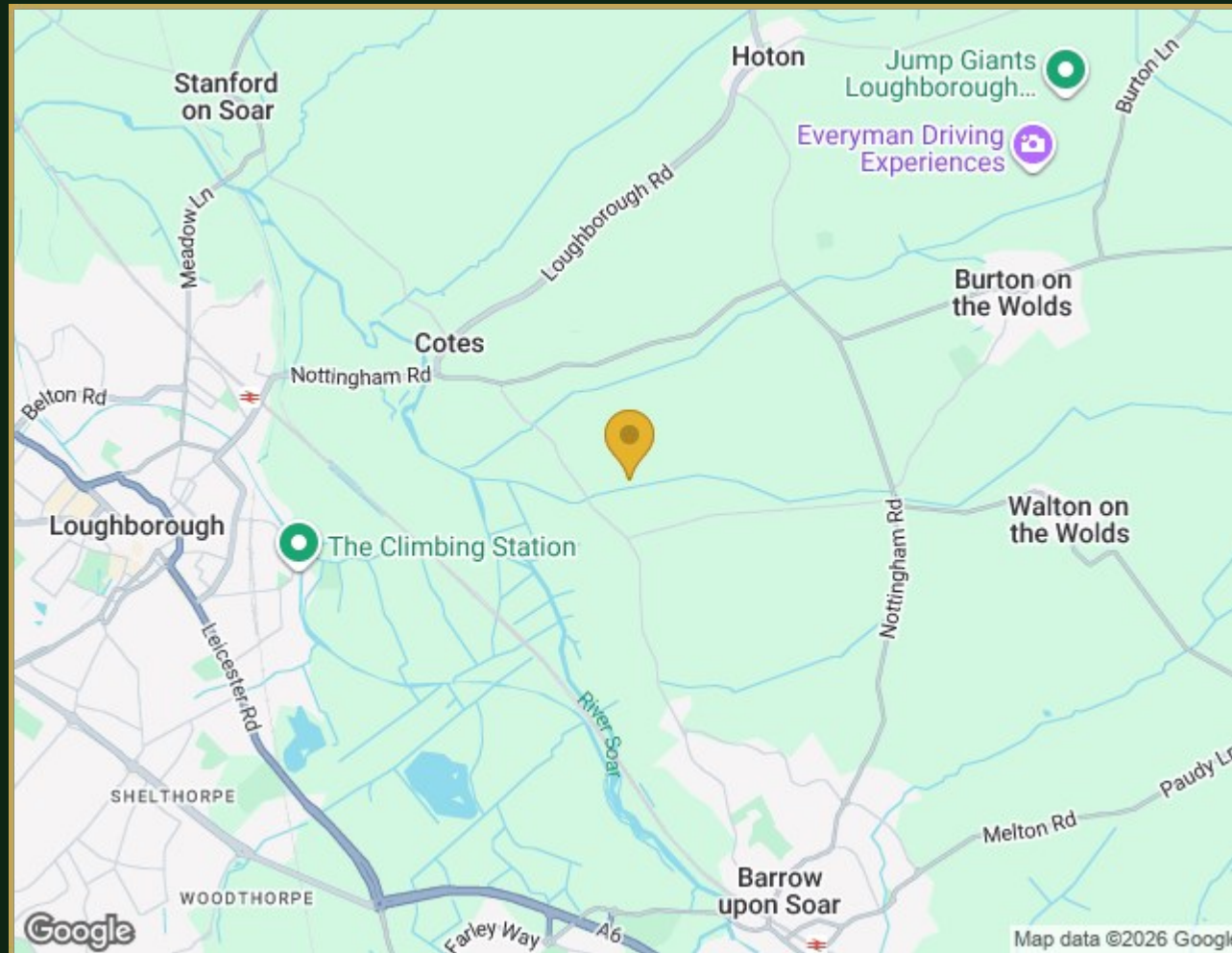
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3601.00 sq ft

Energy Efficiency Rating		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
England & Wales	EU Directive 2002/91/EC	81	England & Wales
		67	EU Directive 2002/91/EC

Property Location



Brookfields Farm, Bandalls Lane, Near Cotes, Loughborough, LE12 8JH