Smiths

your property experts


SHUT & FASTEN GATE

The Paddocks

Greenhill Rise, Hathern

- Equestrian property set in approximately 5.5 acres
- Seven paddocks, seven loose boxes, and a top-quality arena
- Remodelled three-bedroom detached bungalow
- New windows and upgraded plumbing, wiring, and central heating
- Open-plan ‘living’ kitchen with views out across the paddocks
- Sitting room with bi-fold doors leading to the rear garden
- Large gravel-laid driveway with newly installed electric gates
- Substantial period brick barn with excellent annexe potential



General Description

Smiths Property Experts offer to the market this impressive and newly remodelled detached bungalow. Set in private gated grounds extending to approximately 5.5 acres. Including a newly completed equine facility with paddocks, a 20m x 40m top-quality arena, and a collection of outbuildings to include seven loose boxes, a hay store, an open barn, and a tack room.

There is also a substantial period brick barn with excellent conversion potential for annexed accommodation or similar. The property offers a unique opportunity to house a multigenerational family with on-site equine and smallholding facilities.




BOSCH
COOK'S MATCHES









The Main House

The main house is presented in immaculate order throughout and has been entirely remodelled by the current owners over the past three years or so. The accommodation boasts updated central heating, new windows, and upgraded plumbing and wiring throughout. Expect to find 'turnkey' accommodation comprising, in brief, an entrance hall with direct rear garden access, a WC, a boot room, three good-sized bedrooms (two with separate en-suites), and favourable storage, including a large airing cupboard.

The main living space is exceptional and includes an open-plan, part handmade shaker-style 'living' kitchen with views out across the paddocks. There is also a window seat, a wood-burning stove, and internal glazed doors that open into a separate sitting room with direct garden access via bi-fold doors, creating a lovely 'indoor-outdoor' living environment. Of note is the principal bedroom, a large suite with a sitting area with French doors opening out onto the rear gardens. There is a dressing room and a large four-piece en-suite bathroom.

The main house affords a lovely private garden, filled with all-day sun, central lawns and a substantial patio terrace ideal for entertaining. In the right-hand corner is a fully insulated garden room, and running across the back of the space is a substantial detached brick barn believed to date back to the 19th Century. The barn is in good overall condition, with excellent storage and a double open carport area. The current owners have had plans drawn for converting the space into ancillary living accommodation.











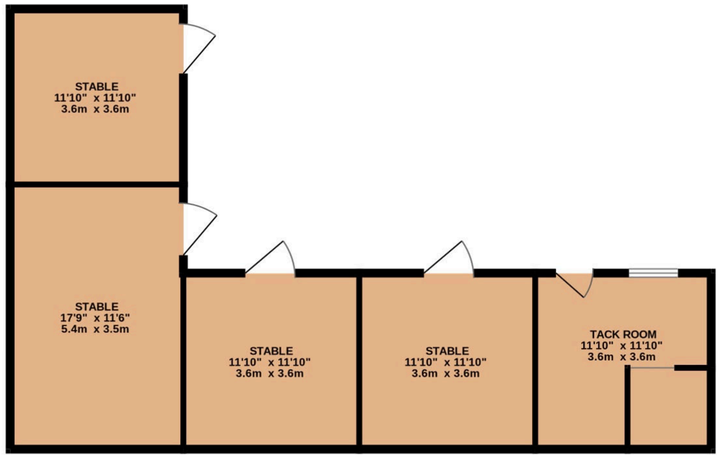
The Grounds

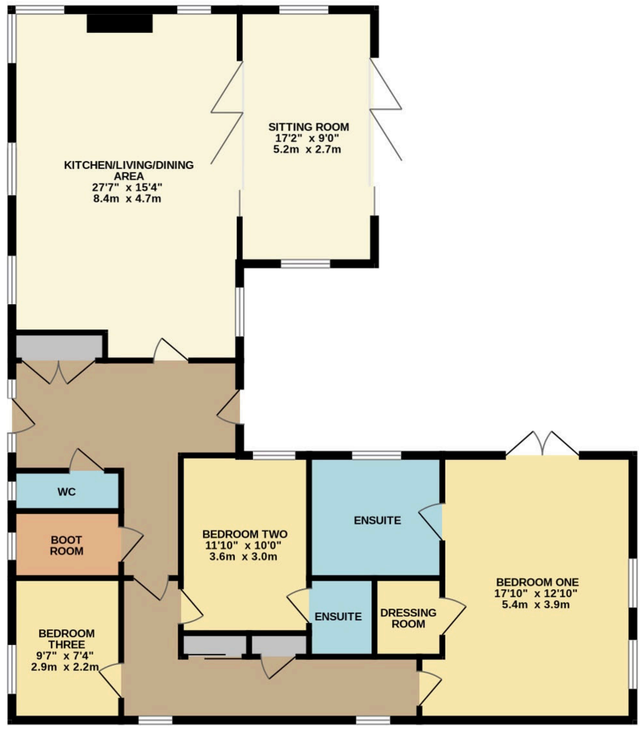
The property occupies a private plot on a quiet lane and is accessed via newly installed electric gates to the front. There is a large gravel-laid driveway that wraps to the right-hand side of the main house with off-road parking for numerous vehicles.

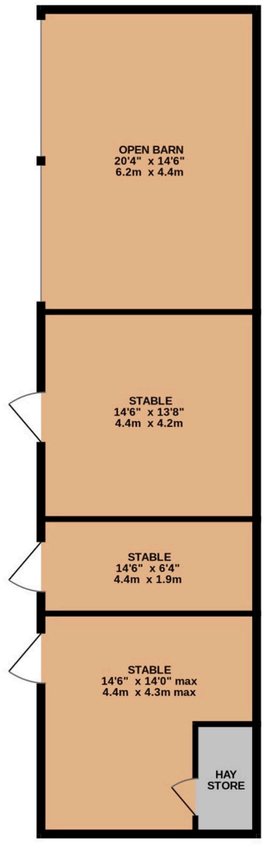
The site extends to approximately 5.5 acres in all. Newly modelled into an excellent equestrian setup. There are seven rotationary paddocks, all post-and-rail fenced, and a modern yard with water and power. A Harlows timber-constructed stable block has recently been installed, with four good-sized loose boxes and a separate tack room. Behind the main yard are further timber loose boxes and a hay store. There is another area that offers private, secure parking should the eventual purchaser have boxes or commercial equine vehicles.

The Location

The village offers convenient access to Loughborough (1 mile by car) and to major road networks, including the M1, M42, and A50. It has a full range of amenities, including excellent bus routes such as the Skylink, which provides fast access to East Midlands Airport, Loughborough, Derby, and Leicester. The area hosts regular community events. There is a selection of public houses, and ample opportunities for local walks, including along the River Soar and the associated canal network. There is also a primary school in the village.

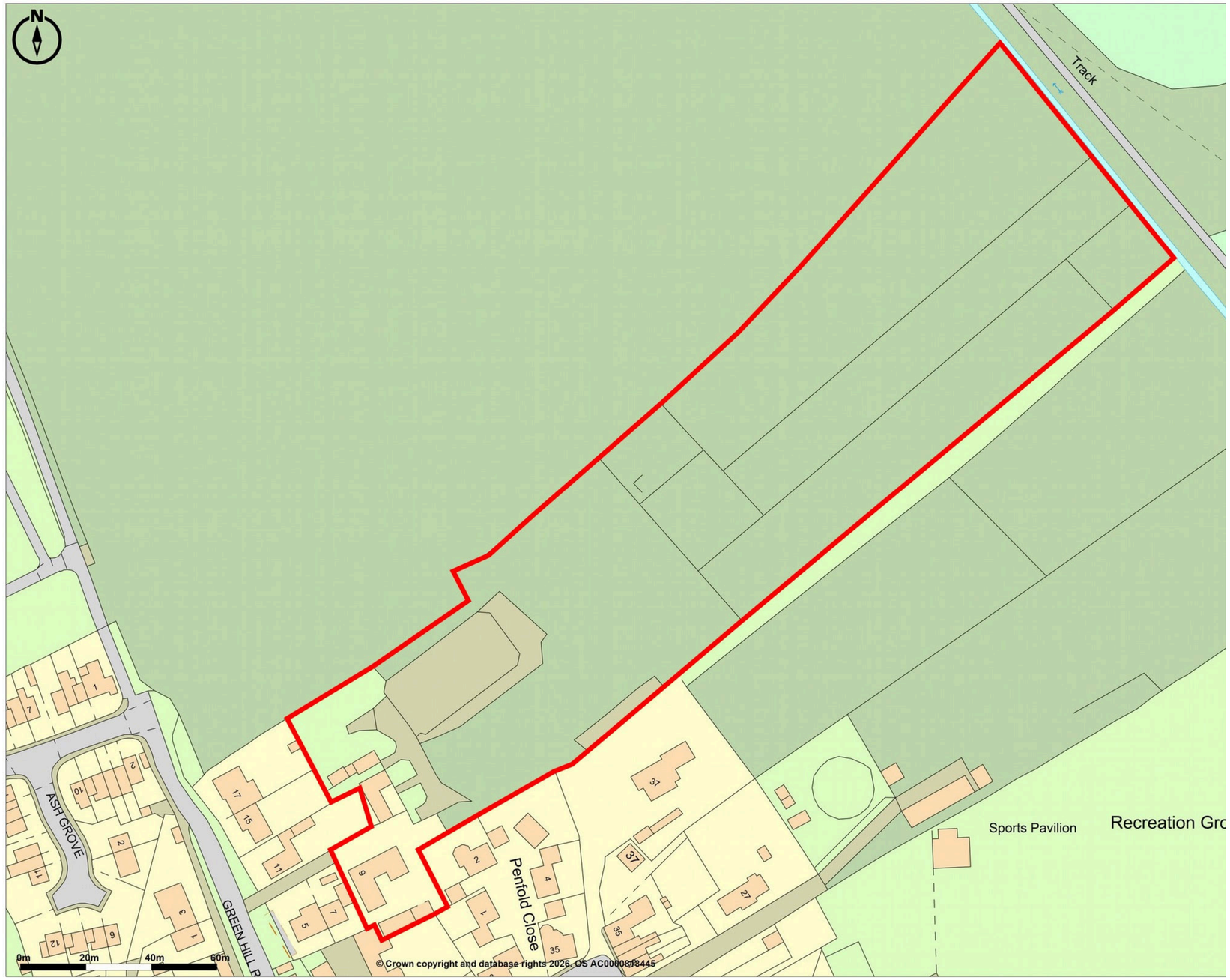






TOTAL FLOOR AREA : 2924 sq.ft. (271.7 sq.m.) approx.

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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Distances

Loughborough 3 miles, Leicester 15 miles, Nottingham 15 miles, and Derby 16 miles.

Loughborough Endowed Schools 5 miles, Ratcliffe College 15 miles, and Trent College 11 miles.

Loughborough Railway Station 4 miles (trains to London from 1 hour 14 minutes), East Midlands Airport (EMA) 6 miles, and Birmingham Airport (BHX) 36 miles.

(Distances and timings are approximate).

Property Information

EPC Rating: C.
Tenure: Freehold. Council Tax Band: F.
Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

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