

REZIDE

Every home has a story.
We tell it...



REZIDE



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Hobby Hall Farm

Markfield, Leicestershire

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Some homes are designed around rooms. Others are designed around a way of life.

Hidden behind secure gates in the Leicestershire countryside, Hobby Hall Farm is a remarkable smallholding where character, contemporary design and approximately 3 acres of gardens, paddocks and grounds come together to create something genuinely special.

At its heart lies a beautifully restored cottage, seamlessly connected to a striking contemporary extension and an impressive oak framed barn conversion, creating a home that evolves effortlessly between cosy evenings by the fire, large family gatherings and life outdoors.

Whether you're looking for space to keep horses, embrace a smallholding lifestyle or simply enjoy the freedom that comes with open countryside, Hobby Hall Farm offers an increasingly rare opportunity to enjoy rural living without compromise.



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Hobby Hall Farm

A lifestyle that's increasingly hard to find.





The Setting.



Privacy begins long before the front door.

Arriving through timber gates, the pace immediately slows.

A newly block paved courtyard creates an impressive first impression, framed by beautifully converted buildings, traditional brick outbuildings and open views towards the surrounding paddocks. Mature trees shelter the boundaries, while gardens, orchard and productive growing spaces soften the landscape, creating a setting that feels private, established and wonderfully peaceful.

Extending to approximately 3 acres, the grounds combine gardens, courtyard, paddocks and mature boundaries to create a wonderfully private setting.

Although immersed in the countryside, the location remains exceptionally convenient, offering the best of rural living without feeling remote.



Land & Paddocks.



Space to breathe.

Beyond the courtyard, approximately 2.86 acres of the overall 3 acre holding is dedicated to paddocks and grazing, creating excellent space for horses, livestock and a genuine smallholding lifestyle.

Designed for both enjoyment and practicality, the grounds provide excellent space for horses, livestock or those looking to embrace a genuine smallholding lifestyle. Secure post and rail fencing, mature boundaries and generous open pasture create a safe and attractive environment for both animals and family life.

An established orchard, productive growing areas and open green space complete a landscape that changes beautifully with the seasons.



Stables & Outbuildings.



Built around
country life.

The outbuildings are every bit as
impressive as the home itself.

Traditional stabling, practical stores
and generous yard space provide
excellent facilities for equestrian
use, while remaining equally
adaptable for hobby farming,
workshops or additional storage.
The thoughtful layout allows the
buildings to function effortlessly
alongside the home, creating a
courtyard that feels as attractive as it
is practical.

Tucked within the grounds, a fully
insulated geodome offers a unique
additional retreat. Whether
imagined as guest accommodation,
a peaceful escape, creative studio or
a glamping experience (subject to
any necessary consents), it adds
another distinctive layer to an
already exceptional lifestyle.





Barn Living.



Where everyone naturally gathers.

The heart of the home is undoubtedly the magnificent oak framed barn conversion.

Vaulted ceilings, exposed timbers and beautiful oak parquet flooring create an extraordinary entertaining space where traditional craftsmanship meets contemporary comfort. Flooded with natural light, it is a room equally suited to lively celebrations, relaxed family evenings or simply enjoying the changing light throughout the day.

It is a space with genuine personality, effortlessly blending heritage with modern family living.





Contemporary Convenience.

Designed for
modern family life.

The contemporary extension brings
the home firmly into modern life.

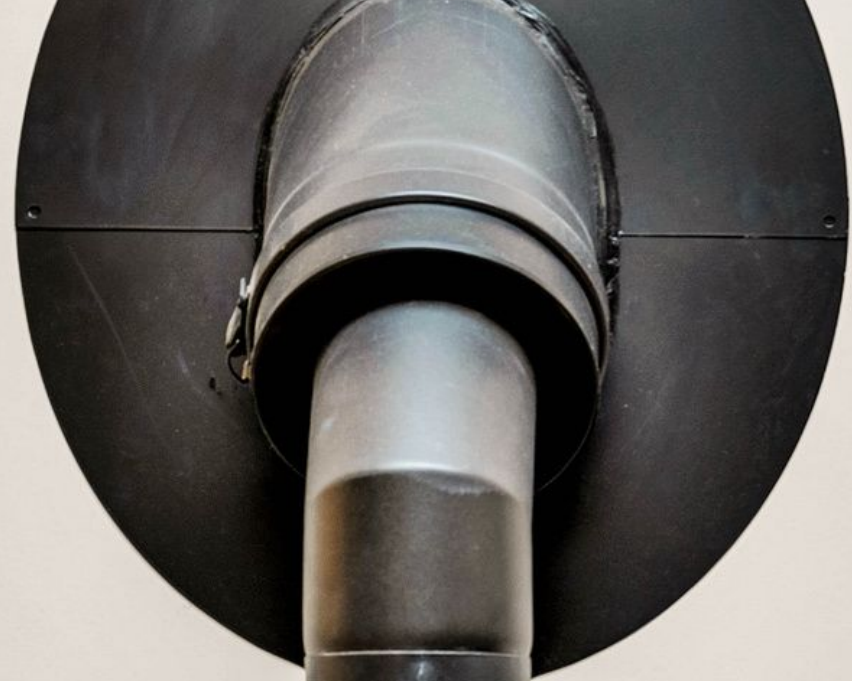
Centred around an elegant bespoke
kitchen, the space has been carefully
designed for everyday family living
as much as entertaining. A
substantial central island, premium
appliances, boiling water tap,
appliance garage and separate
butler's pantry ensure the kitchen is
every bit as functional as it is
beautiful.

Remote controlled rooflights flood
the room with natural light, while
large glazed openings connect
seamlessly with the surrounding
courtyard and gardens. Amtico
flooring, excellent insulation, solar
panels with battery storage, an
electric vehicle charging point and a
strong EPC rating combine to
deliver impressive efficiency
alongside exceptional style.











Character & Comfort.



Where old and new meet effortlessly.

Stepping back into the original cottage reveals the home's quieter side.

Exposed beams, traditional fireplaces and intimate reception rooms celebrate the building's heritage, creating warm, welcoming spaces that contrast beautifully with the openness of the newer accommodation. It is here that the property's history remains most evident, providing cosy retreats full of charm and authenticity.

Together, the cottage and contemporary additions create a home that feels both timeless and completely suited to modern family life.





Principal Suite.

A peaceful retreat.

Positioned away from the busier living spaces, the principal bedroom feels calm, private and generous in equal measure.

Fitted furniture provides excellent storage while the contemporary ensuite continues the clean, understated finish found throughout the newer parts of the house.

Wake up to views across your own land, with nothing more demanding than deciding whether to head out for a walk or feed the animals.







Bedrooms & Bathrooms.



Space for family and guests.

The remaining accommodation continues the home's theme of flexibility.

Two generous ground floor bedrooms each benefit from their own ensuite, making them ideal for guests, older relatives or multi generational living, while two further bedrooms upstairs are served by a beautifully finished family bathroom.

Whether accommodating a growing family, visiting friends or creating dedicated work from home space, the layout adapts effortlessly to changing lifestyles.



The Geodome.



A space to escape.

Hidden amongst the grounds, the fully insulated geodome offers a unique retreat away from the pace of everyday life.

Flooded with natural light and enjoying peaceful views across the surrounding countryside, it's a wonderfully flexible space, ideal as a wellness retreat, creative studio, guest accommodation or a distinctive glamping experience, subject to any necessary consents.

Quiet, versatile and completely unexpected, it's another feature that makes Hobby Hall Farm unlike anywhere else.

The Smallholding Life.



More than a home.

Life at Hobby Hall Farm extends far beyond the walls of the house.

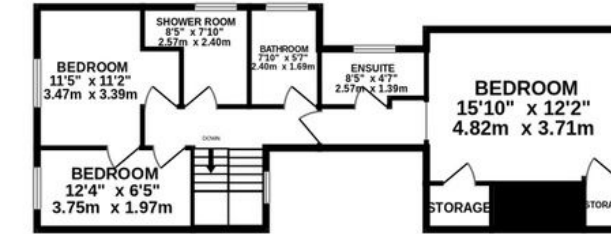
Turn the horses out before breakfast. Collect fresh eggs from the chickens. Tend to the vegetable beds, spend time with the animals or simply enjoy coffee beneath the trees while the countryside wakes around you. Here, everyday routines become moments to savour.

Offering the freedom of a genuine smallholding alongside beautifully designed family accommodation, Hobby Hall Farm is far more than a home. It is a lifestyle that is increasingly difficult to find.

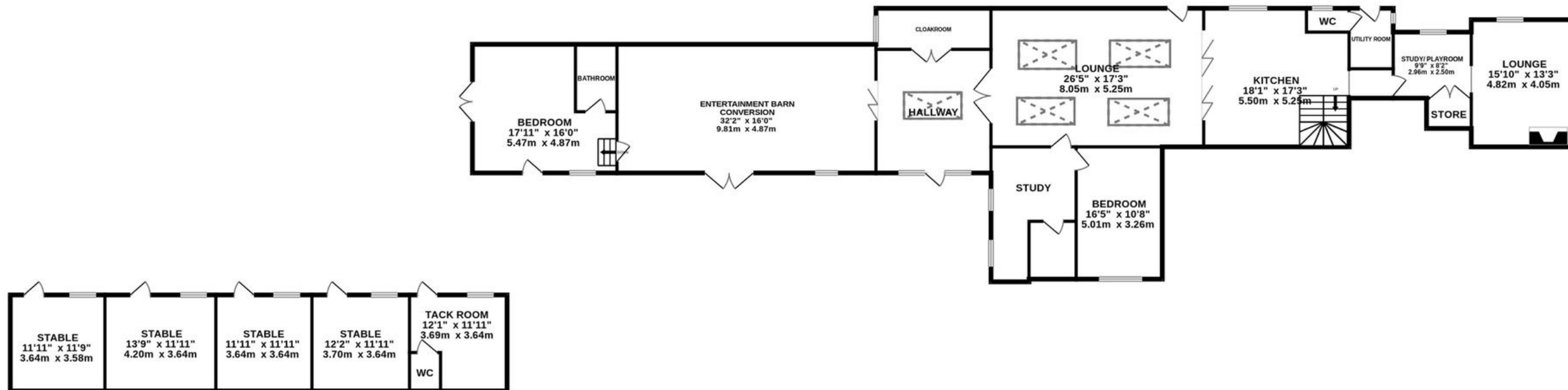




1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



GROUND FLOOR
3309 sq.ft. (307.5 sq.m.) approx.



TOTAL FLOOR AREA : 3966 sq.ft. (368.5 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.

