

# Meadow View Farm

Six Hills Road, Walton On The Wolds, Loughborough, LE12 8JF

John  
German





# Meadow View Farm

Six Hills Road, Walton On The Wolds, Loughborough, LE12 8JF

Offers Over £750,000

Nestled in the heart of the sought-after village of Walton on the Wolds and surrounded by rolling countryside, this substantially extended detached farmhouse stands proudly in a delightful mature private plot of approximately 0.88 acres.



### Country Living at Its Finest: 4 Bedroom Detached Farmhouse in Rural Leicestershire

Nestled in the heart of the sought-after village of Walton on the Wolds and surrounded by rolling countryside, this substantially extended detached farmhouse stands proudly in a delightful mature private plot of approximately 0.88 acres. With the original farmhouse dating back to the late 1800s, Meadow View Farm has been sympathetically restored to its former glory, retaining a wealth of characterful features including an abundance of exposed beams and timbers, and the lounge's statement cathedral ceiling. So, if you're looking for a slice of quintessential country living, don't miss out on the opportunity to call this charming property home.

**What the Owners Say** - "Driving down the winding lane to the property, we immediately fell in love with the beautiful countryside views, amazed at the serenity and seclusion surrounding us. We drove up to the gate on that first viewing and thought 'this is the one', even before we stepped through the door. We wanted lots of living space but also needed a substantial outdoor area for our animals, and the house ticked all of the right boxes. Our favourite season here is definitely Christmas, as the spacious lounge is the perfect place to sit beneath our real Christmas tree and open presents with our grown-up children, as the wood fire crackles in the background. After several happy years here, we'll miss everything about the farmhouse, the wonderful grounds that surround it, the community spirit of the village, and our brilliant neighbours who we have grown close to over the years."

**Let's Explore** - Entering the grounds through a timber gate on brick pillars, you feel instantly welcomed by the exceptionally presented front garden, mainly laid to lawn and bordered with aquilegia - a quintessential cottage garden favourite which blooms in late spring and early summer. A sizeable gravel driveway and double garage offer ample parking space. The front door in the gable-end pitched porch is beautifully framed by a floribund rose, providing access to an entrance hall with stairs leading up to the first floor.

To the left, you'll find a versatile family room, ideal for use as a playroom, office or a cosy snug with its exposed beams and feature fireplace, which could be used as an optional fourth double bedroom should you desire. This room benefits from an en-suite shower room with sink and W/C, making it highly accessible and ideal for multi-generational living.

To the right, the hall provides access to an open-plan living/kitchen space that you will simply adore. The seating area boasts a large window overlooking the front lawn, allowing light to stream in as you enjoy the scenic sights of the grounds. Relaxing here in your favourite comfy armchairs, it's a wonderful place to put your feet up and enjoy a cup of hot cocoa by the log burner on a winter's evening - or perhaps a glass of homemade gin flavoured with your very own cherries, plums or rhubarb!

Exuding rustic charm with its red terracotta quarry tiling and exposed black timber beams, this light and airy kitchen will be adored by keen chefs and bakers, offering views onto the beautiful walled courtyard at the heart of the farmhouse. The kitchen comprises a range of wooden base units with solid wood worktops, an integrated under-worktop fridge and dishwasher, gas hob and separate integrated double oven, in addition to full-height pantry cabinets for extra storage.

Originally the farm's milking parlour, the separate lounge offers the perfect blend of warmth and sophistication, retaining its rustic charm with the original cathedral ceiling. A striking inglenook fireplace complete with wood burner provides a beautiful focal point, whilst Canadian maple wood flooring adds a timeless twist. Two sets of double doors open onto the patio, with an additional full-height dual-panelled window. In the summer months, you'll adore stepping out onto the terrace for al-fresco dining, watching the sun go down over the surrounding fields.

The expansive formal dining room offers an exceptional entertainment space with ample room to accommodate a grand dining table, perfect for both large get-togethers and intimate family meals alike. Recently redecorated in a timeless style, the dining room boasts a generous bay window and additional window overlooking the front garden, which flood the space with natural light.

Accessed via the kitchen, a galley-style utility room incorporates base units, sink and space for a large fridge/freezer and a washing machine, in addition to the property's side entrance - just perfect for taking off muddy welly boots after a long country walk! And just opposite, you'll also find a door to the magical courtyard garden laid to gravel with a feature stone centrepiece, ideal for soaking in the morning sun with your first coffee of the day.

To the end of this wing of the house, a generously proportioned home office offers everything you need for a home-working or business set-up, with ample space for multiple desks and dual aspect windows. The property benefits from fast Broadband speed, too! This versatile room could also be utilised as a fifth bedroom, ideal for older children seeking independence and privacy with their own entrance to the property via the side door.

**To the First Floor** - Ascending the stairs from the entrance hall, a landing offers access to three well-proportioned double bedrooms. Two bedrooms benefit from picturesque views across the front lawn and the rolling countryside beyond, with the second bedroom providing

built-in storage. The family bathroom is situated opposite the second bedroom, neutrally decorated with beautiful exposed beams, and comprising a full-size bath with mirror cabinet above, free-standing sink and corner shower, in addition to exceptional storage space along one wall.

The grand master bedroom enjoys dual aspect windows for an abundance of sunshine. Generously proportioned to fit a king-sized bed, dressing table, wardrobes and more, this beautiful bedroom is the perfect place to unwind. The master bedroom benefits from an impressive en-suite with a large vanity unit and basin, mirrored medicine cabinet, shower and W/C, in addition to stylish white wall-to-wall storage units.

**In the Grounds** - The outside of this fantastic family home is just as impressive as the inside, with extensive garden grounds offering an array of delightful surprises. To the rear of the property, accessible from the double doors in the lounge, a large patio space showcases original decorative brick and slab paving, intricately designed for maximum visual appeal. With a pond and beautiful feature well, the area is bordered by a low brick wall and a variety of eye-catching shrubs and rose bushes.

The cottage garden has a sweeping lawn that continues from the front of the property, providing colour all-year-round with deep, well-stocked borders, flower beds, trees and plants, tended lovingly by the current owners. Snowdrops and daffodils are the signs that spring is on its way, whilst the scented wisteria blooms between April and June, providing a spectacular canopy over the garden path. The garden is regularly visited by pheasants, and the owners love watching the owls in the early evening. You might see deer, hares, rabbits and partridges in the surrounding fields, which are often seen just outside the gate and on the road too!

As we meander down the path, you'll find multiple seating areas, well-kept vegetable beds and a large greenhouse, perfect for keen gardeners who love to grow their own produce. Adjacent, you'll find a wooden shed, dog pen and a chicken pen, where the current owners keep their beloved brood of hens. At the far end of the grounds, the large paddock offers an incredible amount of outdoor space, with a beautiful lawn perfect for children and animals to play, dotted with apple, plum, cherry and pear trees.

The paddock features a summerhouse in one corner next to a delightful pond, with its resident newts. At the far end of the paddock is a walk-in fruit cage, with raspberries, gooseberries and redcurrants ripe for summer picking. A sizeable animal pen with covered outbuildings and secure timber fencing can be found beside the fruit cage, perfect for those looking to fulfil their smallholding dreams.

**Life in Walton on the Wolds** - Situated within the Wolds, an area of gently rolling countryside dotted with small villages, farmland and farmsteads, the tranquil village of Walton on the Wolds has an agricultural heritage stretching back to Roman times, mentioned in the Domesday survey as 'Waleton e'. The village boasts a Grade II listed church, believed to date back to 1220 before being rebuilt within the 18th and 19th centuries, in addition to a useful village hall. Walton sits within the catchment area of Burton-on-the-Wolds Primary School, with an Outstanding OFSTED rating, and a selection of other Good-rated primary and secondary schools. Loughborough boasts numerous independent schools, and Ratcliffe College is a 15 minute drive away. The nearby villages and towns provide all of the local amenities you'll need, including tea rooms, farm shops, restaurants, GP surgeries, hairdressers, garden centres and more - the closest supermarket can be found just a 10 minute drive away in Barrow-upon-Soar.

Meadow View Farm is located at the end of a quiet no-through road, a scenic country lane lined with well-maintained trees and hedgerows, and providing exceptional views across the local fields. Donning your coat and walking boots, a 30 minute stroll down the lane takes you to the picturesque village green, the location of regular village events and The Anchor Inn - a highly-regarded traditional country pub with an outdoor seating area and sunny garden, offering a variety of pub games and occasional quiz nights. The Anchor Inn is much-loved for its welcoming owners and interesting guest ales, and is the perfect spot for a cold drink in the summer or a home-cooked meal in front of the log fire in the chilly months.

For sports lovers and outdoor adventurers, the area is a truly beautiful part of the Leicestershire countryside with walks, cycle rides and hacks right on your doorstep, or venture a little further afield to explore the heathland and ancient woodlands throughout Charnwood Forest on the National Forest Way. Nearby towns and villages offer tennis courts, swimming pools, cricket clubs, bowls clubs, a rowing club and more, or why not try your hand at the unique sport of dragon boat racing in nearby Hathern, and experience the beautiful River Soar first-hand as it winds through quiet river meadows and rural scenery.

**Transport Links** - Whilst the farmhouse is in a very peaceful and secluded setting, you'll benefit from exceptional transport links with easy access to the A46, A6 and M1 - Loughborough is just over 10 minutes away. Public transport is excellent too via the Number 27 Loughborough-Thurmaston bus, or the nearby railway station of Loughborough on the Midland main Line, offering connections to Derby, Nottingham and Sheffield, or a commute to London St Pancras in 1 hour 20 minutes.



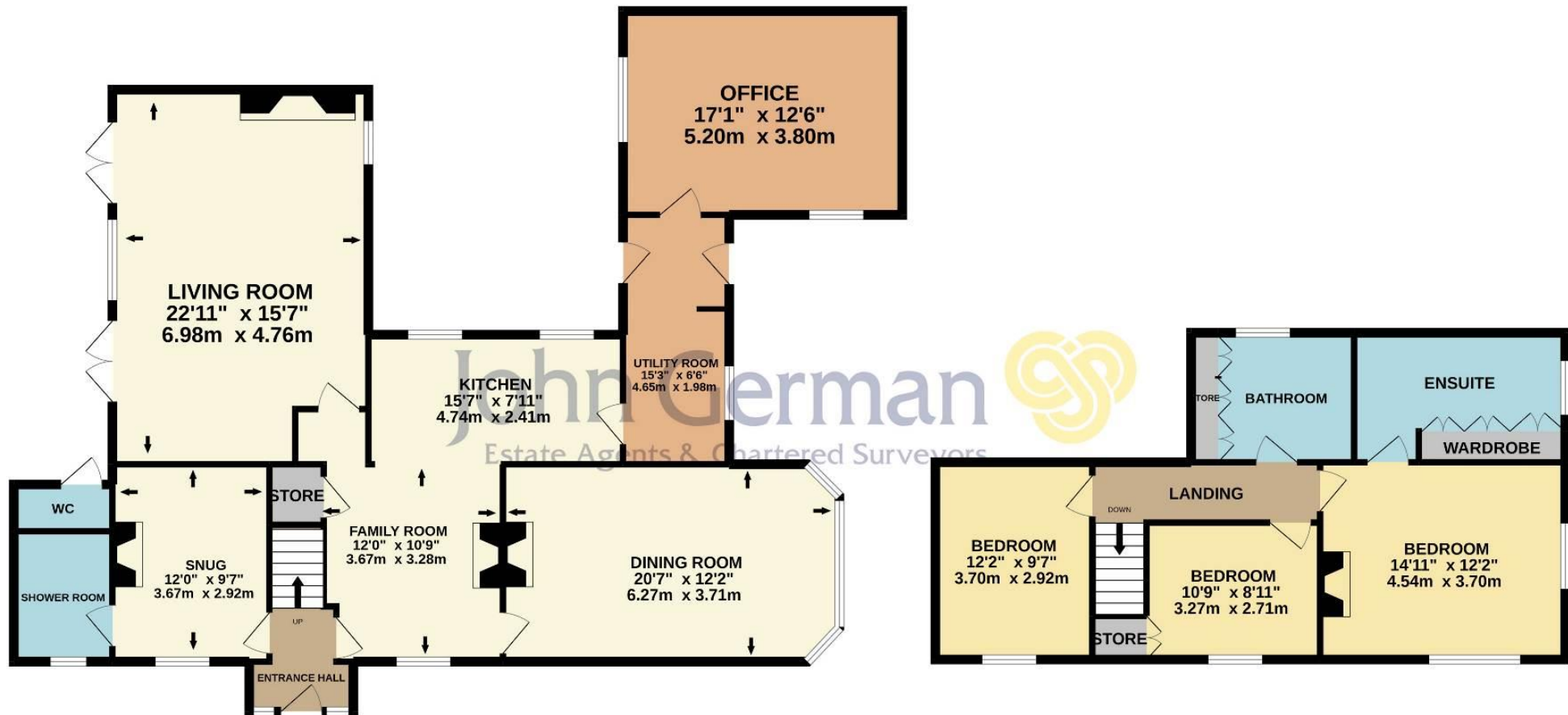












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2022



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

**Services:** LPG central heating. Economy 7 electricity. Mains water and private drainage are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.charnwood.gov.uk](http://www.charnwood.gov.uk)

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/24022022

**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band F

#### 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		
55-68	D		
39-54	E		46   E
21-38	F		
1-20	G	13   G	



**John German**

8 Forest Road, Loughborough,  
Leicestershire, LE11 3NP

01509 239121

[loughborough@johngerman.co.uk](mailto:loughborough@johngerman.co.uk)

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | East Leake | Lichfield | Loughborough  
Stafford | Uttoxeter | The London Office

[JohnGerman.co.uk](http://JohnGerman.co.uk) Sales and Lettings Agent



