



Hoton Hills Farmhouse

Loughborough Road | Hoton | Leicestershire | LE12 5SF





Property at a glance

- Substantial Period Three Storey Farmhouse
- EPC House - F
- EPC Annex - D
- 1.7 Acres of Gardens & Paddock
- Completely Separate Annex
- Three Reception Room
- Fitted Dining Kitchen
- Seven Bedrooms
- Two Bathrooms
- Double Garage
- Workshop & Stores
- Outstanding Open Views
- Semi-Rural Location
- Oil Fired Central Heating
- uPVC Double Glazing
- Many Original Features including Open Fireplaces, Heavily Beamed Ceilings & Stripped Doors
- All Fitted Carpets & Light Fittings Included

Guide Price: £850,000

Situated within glorious open countryside between Loughborough and Hoton with outstanding elevated views over the Prestwold Estate, a substantial seven double bedroom farmhouse in approximately 1.7 acres of gardens and paddock with a completely separate detached one bedroom annex ideal for a dependent relative or for those wishing to work from home. Offering three reception rooms, farmhouse kitchen and two bathrooms, the property offers oil fired central heating, uPVC double glazing throughout and a range of outbuildings including double garage, workshop and stores.



Accommodation

The property is entered under a canopy porch through a double glazed front door into:

Entrance Hall

With beamed ceiling, radiator, stairs off to first floor landing, telephone point and stripped pine door to:

Sitting Room

14' x 12'4" (4.27m x 3.76m)

Sealed double glazed window overlooking front garden and open views. Radiator and open fronted fireplace in a brick surround and quarry tiled hearth. There are the original pine floorboards under the carpet.

Dining Room

15'1" x 13'10" (4.6m x 4.22m)

Sealed double glazed window overlooking front garden and open views. Open fronted fireplace in a brick surround with a stone hearth. Stripped pine floor, double radiator, stripped pine doors to kitchen and entrance hall.

Spacious Extending Lounge

28'3" x 12'11" (8.6m x 3.94m)

This room is divided into two sitting areas both having heavily beamed ceilings. The main lounge area features a wood burning stove on a stone hearth and oak mantel over. Attractive brick display alcoves, TV aerial point, two radiators, sealed double glazed windows to front, side and rear and door to front. Door to:



Large Utility Room

With large double glazed window to side, radiator, beamed ceiling, sink, space and plumbing for washing machine. Door to outside courtyard and doors to:

WC

Fitted with a two piece suite comprising low level WC and wash hand basin.

Boiler Room

Housing the oil fired boiler.

Fitted Dining Kitchen

17'11" max x 13'1" max (5.46m max x 4m max)

Fitted with a range of hand painted wood fronted units comprising base cupboards and drawers. Belfast sink unit set within wood work surfacing. Further granite work top with double base cupboard. Britannia range style cooker with twin ovens and a five ring ceramic hob and extractor fan over and tiled splashback. Integrated dishwasher with matching front. Exposed beams, ceiling spotlights, extractor fan, sealed double glazed windows to side and rear, sealed double glazed replacement door to rear courtyard, terracotta tiled floor and enclosed stripped pine door to staircase leading to first floor. Further stripped door through which are storage shelves and steps to cellar.

Spacious First Floor Landing

The first floor accommodation is approached via a main staircase from the entrance hall and also a secondary staircase from the kitchen both leading to the spacious first floor landing with a beamed ceiling, double glazed windows to both front and rear, two radiators, telephone point and staircase leading to the second floor.

Bedroom One

14'1" (4.3m) x 13'5" (4.1m) + wardrobes

Sealed double glazed window overlooking the front garden and open views beyond over the Prestwold Estate. Radiator, heavily beamed ceiling and two built-in double wardrobes with hanging rails and storage.

Bedroom Two

14'1" x 12'5" (4.3m x 3.78m)

Sealed double glazed window overlooking gardens and views over Prestwold Estate. Ornate cast iron open fronted fireplace, heavily beamed ceiling and radiator.

Bedroom Three

14'2" x 9'5" (4.32m x 2.87m)

Sealed double glazed windows to side and rear, heavily beamed ceiling, radiator and large built-in wardrobe with hanging rail and storage.

Bedroom Four

13'5" x 11'10" (4.1m x 3.6m)

Measurement with sloping ceiling. Sealed double glazed window to side and radiator.





Family Bathroom

Fitted with a three piece suite comprising a panelled bath, pedestal wash hand basin and fully tiled separate shower with electric shower. Half height tiling, radiator, sealed double glazed window to rear, beamed ceiling and Dimplex convector heater.

Adjacent WC

Fitted with a low level WC and wash hand basin. Ceramic tiled floor, sealed double glazed window and beams to ceiling.

Second Floor Landing

Approached via a staircase from the landing is the second floor landing with sealed double glazed window to front affording spectacular views, beams to ceiling and radiator.

Bedroom Five

14'10" x 14'1" (4.52m x 4.3m)

Sealed double glazed window affording spectacular open views, heavily beamed ceiling and radiator.

Bedroom Six

13'10" x 12'5" (4.22m x 3.78m)

Sealed double glazed window enjoying spectacular views to the front, double radiator and heavily beamed ceiling.

Bedroom Seven

17'7" x 9'10" (5.36m x 3m)

This room is currently used as a work room and would be ideal as a children's playroom or office etc. Sealed double glazed window to rear, exposed roof trusses and beams, radiator and enclosed staircase giving access to the attic with fitted light and further storage space off.

Second Bathroom

16'1" x 13'1" (4.9m x 4m)

Fitted with a white four piece suite comprising large cast iron claw foot freestanding bath, fully tiled shower cubicle, low level WC and wash hand basin. Exposed roof trusses and beams, double radiator, heated towel rail, Dimplex convector heater, sealed double glazed window and double radiator.

Outside - Front

A particular feature of the property is its spectacular rural setting yet with the security of three neighbouring barn conversions to the rear. The farmhouse is the centre piece of the development and has elevated views to the front over the entire Prestwold Estate.

A long tarmac drive provides access from Loughborough Road to the farmhouse and neighbouring barns, the driveway leading into the side and around to the rear of the property providing hardstanding for a large number of vehicles and leading in turn to a range of useful buildings and the separate self-contained annex.

The Buildings

The buildings comprise:







Brick Double Garage

This double garage was converted from an original outbuilding with two sets of timber doors and served off a private courtyard driveway enclosed by brick walling with flower borders.

General Purpose Store **16'5" x 11' (5m x 3.35m)**

With window and access to both front and rear.

Useful Brick Wood Store

Further Brick Garden Store

This buildings given its proximity to the main farmhouse would lend itself to possible conversion and further accommodation given that it also connects with the garden to the rear.

Gardens & Grounds

To both the front and side are extremely well established and mature lawned garden grounds including an attractive spinney with a number of fruit trees, mature trees and a vegetable garden. The gardens feature a number of mature shrubs, plants and trees together with flower beds. Beyond is a grass paddock which extends to approximately 0.6 acres. The whole including the spinney, garden etc. extends to approximately 1.7 acres.

Self-contained Annex

The annex was converted from an adjacent barn and is completely detached from the main house complete with its own enclosed gravelled walled front garden and parking. The annex comprises:

Entrance Hall

The property is entered under a canopied porch and through a double glazed door into the entrance hall with double radiator, high ceiling with Velux roof light, sealed double glazed window to front and telephone point.

Cloakroom

Fitted with a two piece suite comprising a low level WC and wash hand basin. Tiled splashbacks, ceramic tiled floor and radiator.

Sitting Room

15'3" x 12'5" (4.65m x 3.78m)

With high cathedral ceiling, sealed double glazed windows to front and side, TV aerial point, telephone point and exposed beams.

Modern Fitted Kitchen

9'10" x 8'10" (3m x 2.7m)

Fitted with a range of white front units with brushed chrome fittings comprising base cupboards and drawers. One and a half bowl sink and drainer set within roll edge work surfacing. Split level fan assisted electric double oven, ceramic hob and extractor fan over. Integrated dishwasher and dishwasher with matching front and space for fridge/freezer. Kick board heater, ceramic tiled floor, Velux double glazed roof light, halogen spotlights and tiled splashbacks.





Annex

Double Bedroom

15'1" x 13'5" (4.6m x 4.1m)

Sealed double glazed window to front, high cathedral ceiling, exposed roof purlins, radiator, telephone point, TV aerial point and a range of built-in wardrobes with hanging rails and storage and base cupboard. Access through to:

Walk-in Wardrobe/Store

15'1" x 4'7" (4.6m x 1.4m)

With radiator, Worcester oil fired central heating boiler and electric consumer unit.

Bathroom

Fitted with a white three piece suite comprising panelled bath with shower over, limestone tiling and folding shower screen, wash hand basin and low level WC. Sealed double glazed obscure window with blind, shaver point, vertical towel rail/radiator, access to roof space and extractor fan.

Summary

An excellent separate annex ideal for a dependent relative.

Services

Mains water and electricity are connected, heating to both properties is via oil fired central heating systems and drainage is to a private septic tank shared with one neighbouring property (the cost of emptying thus being shared).





Ground Floor

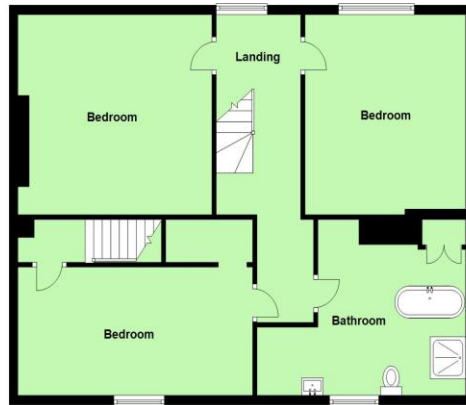


Floor Plan - House

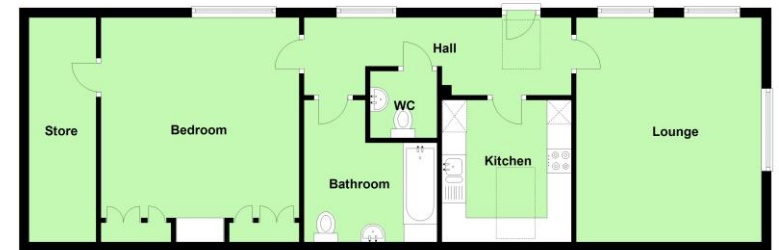
First Floor



Second Floor



Ground Floor



Floor Plan - Annex

N.B. All measurements are approximate. These Sales Particulars have been prepared by BENTONS upon instruction of the Vendor(s). Service, Fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective Buyer(s) must make their own enquiries regarding such matters. These particulars are intended to give a fair description but their accuracy is not guaranteed. Nor do they constitute an offer or contract.

Fixtures & Fittings

All fitted carpets and light fittings are included in the sale.

Location:

The property is situated approximately one mile outside the unspoilt village of Hoton on the side of a valley with an impressive approach amongst a group of conversions of the former barns to Hoton Hill Farmhouse. This provides a delightful rural setting and yet the security of having neighbouring properties all responsible for sharing the maintenance of the tarmacadam drive.

The nearby village of Hoton offers a large number of attractive cottages/individual properties, old farmsteads and benefits from a popular local pub. The nearby village of Wymeswold offers an extremely well serviced and popular village convenient for commuting to the surrounding centres of Nottingham, Loughborough, Melton Mowbray and Leicester.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

EPC - House

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

EPC - Annex



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