



GUIDE PRICE £1,299,999
HOTON HILLS FARM, HOTON, CHARNWOOD





Nestled in the serene countryside between the charming market town of Loughborough and the idyllic village of Hoton, Hoton Hills Farm is a captivating country residence that offers a unique blend of rural tranquility and modern living. This spectacular property comprises a beautifully appointed four-storey farmhouse with a separate annex, presenting an exceptional opportunity for a family to create enduring memories in a picturesque setting. Completely renovated by the current owners, Hoton Hills Farm is ready to welcome its new custodians with NO ONWARD chain.





REZIDE
GROUP



THE ANNEXE



HOTON HILLS FARMHOUSE



Approaching the property is an experience in itself. A private driveway, meandering from Loughborough Road, guides you through the breathtaking countryside, culminating at the gates of Hoton Hills Farm. The traditional farmhouse, with its symmetrical brick façade, commands an elevated position, offering stunning views across the Prestwold estate.

PLOT APPROX 1.7 AC
PLAN FOR GUIDANCE ONLY



Upon entering through the glazed timber door of the storm porch, a welcoming entrance hallway unfolds, featuring newly installed limestone tiled flooring with underfloor heating. To the left, a snug awaits, adorned with a feature fireplace and windows framing open views. On the right, the formal dining room, a mirror image of the snug, leads to the kitchen at the rear. The farmhouse kitchen, has solid timber Devol units with timber work surfaces over and tiled splashback. There is a Belfast sink overlooking the side garden and space for range cooker. A rear lobby leads to the cellar, rear yard, and the main reception room, a luxuriously extended space with a log-burning stove. Access to the boiler room containing state of the art heating system and downstairs W.C.



Ascending to the first floor via one of the two staircases, the landing reveals doors to first-floor accommodations and a picturesque window with open countryside views. The master bedroom, to the left, boasts exposed ceiling beams and an original cast iron fireplace, leading to a contemporary ensuite bathroom and a formal dressing room. Two additional generous double bedrooms on this floor share a completely refurbished shower room with floor-to-ceiling tiling.







The second floor offers three more generous double bedrooms, each showcasing individual character features. A bespoke window seat with storage below allows occupants to revel in breathtaking views. The rear bedroom features a staircase leading to a loft space, used for storage, and a modern ensuite shower room. The top floor is completed by a grand family bathroom with a walk-in shower, freestanding cast iron claw-foot bath, low-level flush W.C., and a pedestal wash hand basin.

Set on approximately 1.7 acres, Hoton Hills Farm enjoys panoramic countryside views, with half of the land dedicated to driveway and gardens, and the other half forming a formal paddock. The current owners have kept horses here and there is already an allocated space for stable blocks. There is easy access to The Prestwold

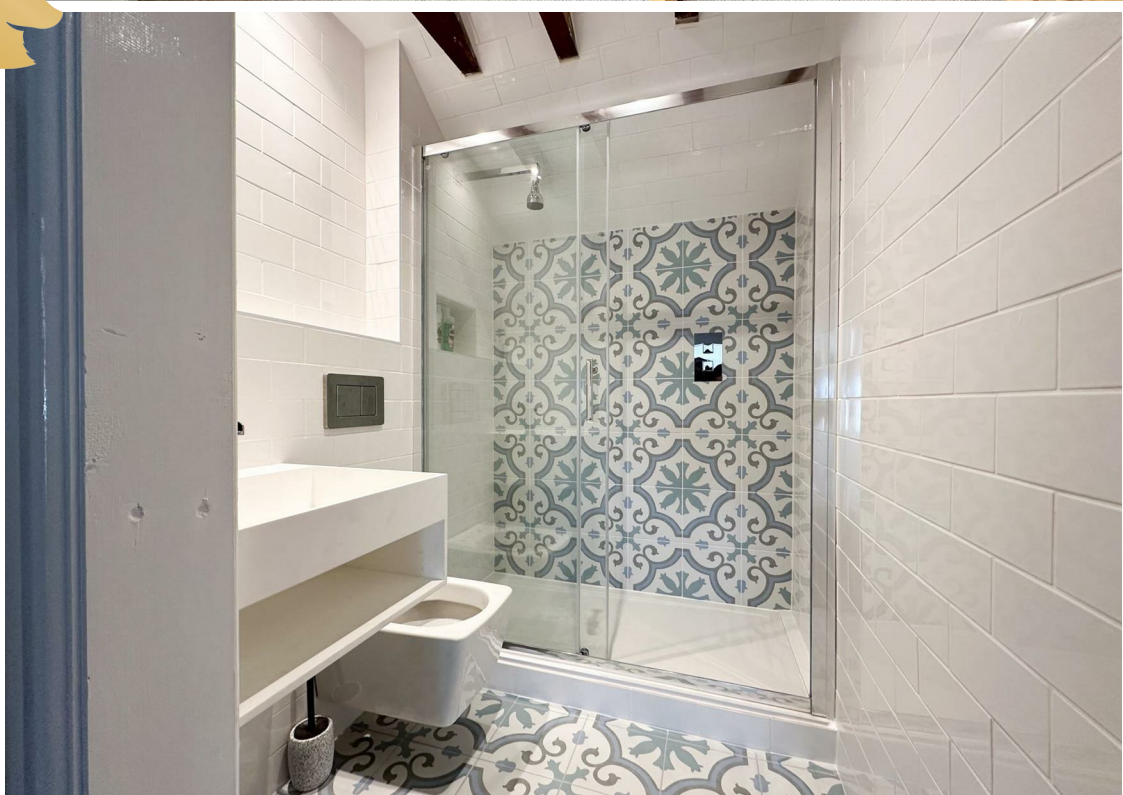




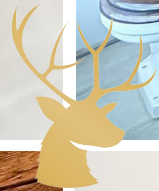
Riding Scheme. There are multiple outbuildings, including a generous double garage, workshop, and tack room, add practicality to the property. The front and side gardens provide ample space for family activities, making Hoton Hills Farm an extraordinary place for a family to grow and enjoy together.

Hoton Hills Farm Annexe stands as a versatile addition, housing two large rooms with vaulted ceilings and exposed timber beams. With timber flooring throughout, a rear room serves as a reception or bedroom and includes a large storage cupboard. A modern bathroom and a fully equipped kitchen area, illuminated by a ceiling skylight, enhance the annexe's functionality. The other large room used by the current user as a fully equipped and spacious gym.











Strategically located approximately one mile outside the unspoilt village of Hoton, the property benefits from a delightful rural setting. The nearby village of Wymeswold offers excellent services and convenient commuting options to Nottingham, Loughborough, Melton Mowbray, and Leicester. The property is only 5 minutes from Loughborough mainline station (London just over an hour away), 12 mins away from the renowned Loughborough Schools Foundation of schools. Hoton Hills Farm is not just a residence; it's an invitation to a lifestyle harmonising elegance with the tranquility of the countryside.



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