



ELMSLODGE FARM, MELTON ROAD, BARROW UPON SOAR, LOUGHBOROUGH

OFFERS OVER: £ 1,250,000





Elmslodge Farm is an exceptional contemporary residence occupying an impressive plot of approximately 0.6 acres, positioned on the outskirts of the highly regarded village of Barrow Upon Soar. Offering in excess of 6,000 sq ft of beautifully appointed and highly versatile accommodation, this outstanding home has been designed around modern family living, entertaining and long-term flexibility.



First Impressions

Elmslodge Farm is an exceptional contemporary residence set within approximately 0.6 acres on the outskirts of the highly regarded village of Soar. Offering over 6,000 sq ft of beautifully appointed accommodation, the property has been thoughtfully designed for modern family living, entertaining and relaxation. Set behind private gated access, the property immediately impresses with its scale and presence. The accommodation flows effortlessly through the various spaces, culminating in a spectacular games and bar suite with vaulted ceilings and full-width bi-fold doors opening onto the gardens, creating a striking social heart designed for entertaining on a grand scale.

The Social Heart

At the heart of the home lies a spectacular games and bar suite, carefully conceived as the central space for entertaining and social living. Designed to impress while remaining highly functional, this striking room brings together scale, light and architectural detail. A vaulted ceiling with skylights enhances the sense of volume, while a bespoke bar area anchors the space and encourages relaxed gatherings. Full-width bi-fold doors open directly onto the gardens, allowing the room to flow seamlessly outdoors and creating an exceptional setting for both informal family use and entertaining on a grand scale.





REZIDE



Ground Floor Living

The ground floor is arranged around a strong sense of flow and flexibility, introduced by a striking entrance hall with feature staircase and galleried landing above. This central axis connects a series of well balanced living spaces, each designed for a distinct purpose while remaining visually and spatially connected. A refined main lounge provides a calm retreat, centred around a contemporary fireplace and opening through to both a cinema room and a separate playroom, allowing family life to adapt effortlessly throughout the day. Toward the rear of the house, the games and bar suite forms a standout entertaining space, defined by its vaulted ceiling, roof glazing and direct connection to the gardens, creating a natural extension of indoor living. At the heart of the home, the kitchen and dining spaces combine sleek cabinetry, a generous central island and integrated appliances, flowing into formal dining, study and utility areas. Positioned to one side of the house, the self contained annexe offers independent ground floor accommodation, complete with its own entrance, open plan living kitchen and bedroom with en suite, providing exceptional flexibility for guests or family members while remaining discreetly connected to the main home.

First Floor & Principal Suite





The first floor continues the sense of space and refinement found throughout the home, arranged around a light filled galleried landing that creates a strong connection between levels. Accommodation comprises two generous double bedrooms, each benefitting from well appointed en suite bath or shower rooms, alongside a further double bedroom, all finished to a high standard. The principal suite is a standout feature, offering a calm and private retreat within the home. Generous proportions are complemented by a luxurious en suite and direct access to a private balcony, where open views across the surrounding landscape provide a striking sense of outlook and seclusion.

Flexible Living & Annexe

Designed to adapt effortlessly to changing needs, the property benefits from a superb self contained annexe offering a high level of independence while remaining seamlessly connected to the main home. The annexe is arranged around a well proportioned living kitchen, creating a comfortable and functional space for everyday living. Accommodation comprises three generous double bedrooms, two of which benefit from en suite facilities, providing flexible options for multi generational living, extended family, guests or independent occupation. This adaptable arrangement allows the home to function as a single large residence or as two distinct living spaces, offering exceptional versatility without compromise.





Gardens & Grounds

The property is set behind private gated access, opening onto a sweeping driveway that provides generous parking and a strong sense of arrival. Surrounding the house, the gardens are thoughtfully arranged to create both openness and privacy, with expanses of lawn framed by mature planting and established boundaries. To the rear, the gardens offer an ideal setting for outdoor living, with patio areas positioned for dining and entertaining and uninterrupted views across the surrounding landscape. The grounds extend to approximately 0.6 acres, providing space to enjoy the setting while retaining a sense of intimacy. Adjoining land is available by separate negotiation, offering further scope for privacy, leisure or lifestyle use.



The Wider Opportunity - Car Collectors dream

Adjacent to Elmslodge Farm is an exceptional opportunity to extend the estate further. The adjoining land benefits from planning permission for two one bedroom annexe style holiday lets, offering clear potential for guest accommodation or income generation. Additional features include a double garage and an approximately 1,600 sq ft barn, equipped with a vehicle lift, tyre machine and wheel balancing equipment, ideal for specialist use or secure storage. For car enthusiasts or collectors, this represents an exceptional proposition. Purpose built facilities, privacy and flexibility combine to create a unique lifestyle opportunity rarely found in the market.

A Residence Poised For Possibility

Elmslodge Farm is a home defined by space and intent. From its contemporary architecture to its layered living arrangements, every element has been considered to support both everyday life and long term flexibility. The setting offers rare balance. Privacy and openness sit comfortably alongside one another, with the surrounding landscape shaping a sense of calm while connectivity to village life, schools and transport remains close at hand. More than a single residence, Elmslodge Farm is a place of possibility. A home that can evolve, adapt and endure, shaped as much by those who live within it as by the land it occupies.

REZIDE



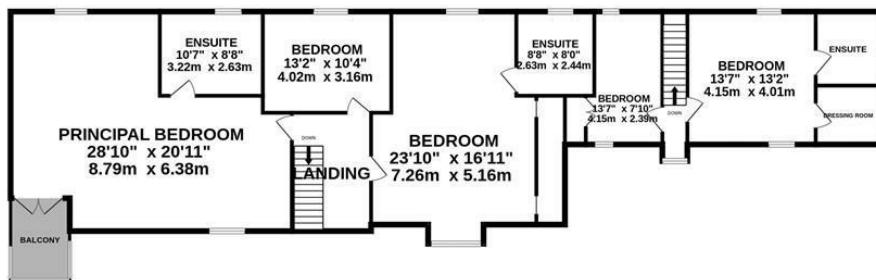
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01509 274474 | team@rezide.group

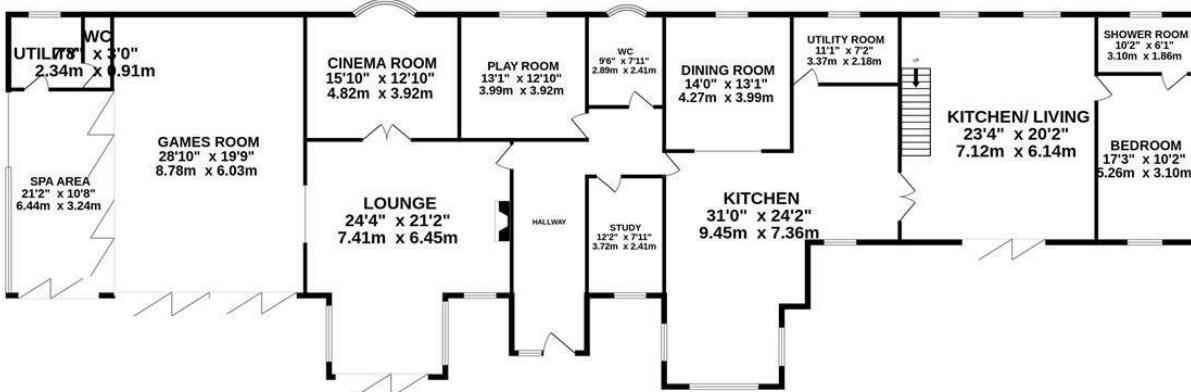
Key Features

- Contemporary country residence of exceptional scale
- Set within approximately 0.6 acres with gated approach
- Flexible layout ideal for family and multi generational living
 - Self contained annexe with independent accommodation
- Outstanding entertaining spaces including games and bar suite
- Additional land with development and income potential
- Highly connected rural setting close to leading schools and transport

1ST FLOOR



GROUND FLOOR



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 guidance only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

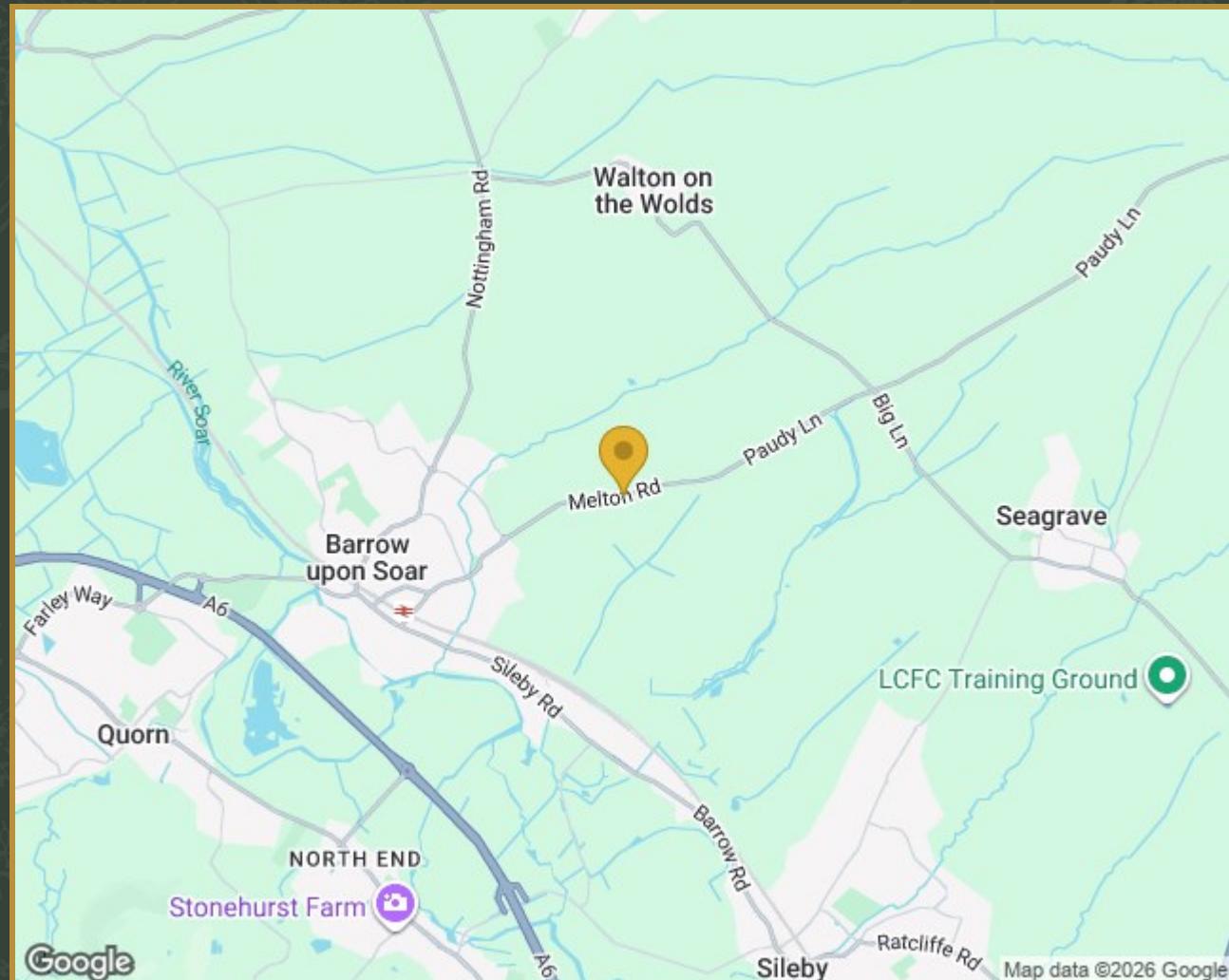
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sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)			
(81-91)			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		
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Property Location



Elmslodge Farm Melton Road, Barrow Upon Soar, Loughborough,
Leicestershire, LE12 8HX

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