Buttercup Estate

Region: Heart Of England **Sleeps:** 20

Overview

Buttercup Estate brings together four individually designed properties set across 15 acres of open countryside in Sutton Bonington, offering a private and flexible setting for larger gatherings, family celebrations and milestone occasions.

This is a place designed for bringing people together. Whether it's a multi-generational stay, a special anniversary or a long-overdue group getaway, the estate allows everyone to share the experience while still having space to retreat and unwind.

At the centre, Buttercup Farmhouse and Sweet Violet provide sociable spaces for group living, with layouts that naturally lend themselves to shared meals and time spent together. Clover Cabin and Harvest Moon offer a more private setting for couples or quieter moments, making the overall experience feel both connected and spacious when booked as a whole.

Across the estate, interiors are thoughtfully designed, combining clean, contemporary finishes with softer, natural materials. Living spaces are relaxed and easy to settle into, while outside, the grounds open out into wide countryside views, with plenty of space for children to play and for groups to gather at their own pace.

There's also more to the stay than the houses themselves. The Film House, a private cinema space, offers a more immersive way to spend an evening together, while outdoor areas across the estate are set up for long, informal meals and time spent unwinding.

Buttercup Estate works particularly well for those occasions that matter, bringing everyone together in a setting that feels considered, spacious and easy to enjoy from the moment you arrive.



Facilities

Wine Tasting • Walking/Hiking Paths • Walk to Village • Romantic • Ideal for Parties • <1hr to Airport • Horse Riding • Working Fireplace/Woodburner • Historical Sites • Stag/Hen Allowed • Ideal for Xmas/NY • EV Charger • Weddings • Wow Factor • Pets on Request • Quirky (Unique) • Cots (Cribs) • Chef/Cook Available • Instagrammable • Cottage • Walk to Restaurant • Parking Space • Wi-Fi/Internet • BBQ • Easy By Train • Barn • Coffee Machine • Hairdryer • TV • Laptop Friendly Workspace • Hot Tub • Dishwasher • Smart TV • Sauna/Steam • Home Cinema • Heating • Caretaker/Owner on Site • Kid-friendly museum • Kid-friendly excursions • Yoga Classes Available • Wine-Tasting Available • Playground nearby • Board games • Treehouse







Interior & Grounds









The Estate

Buttercup Estate is a collection of four individually designed properties set across 15 acres of open countryside, offering flexible accommodation for up to 20 guests. The estate has been thoughtfully arranged to balance sociable group living with private, self-contained spaces, making it particularly well suited to multi-generational stays, celebrations and group gatherings.

Buttercup Farmhouse | Sleeps 8 | The main farmhouse serves as a natural hub for the estate, with generous living spaces designed for coming together.

Ground Floor
- Entrance hallway with seating and workspace
- Fully equipped farmhouse kitchen with Smeg appliances, central island and log burner
- Separate dining room seating up to 8 guests
- Doors opening onto outdoor kitchen and garden
- Comfortable lounge with Smart TV and Sonos sound system
- Guest WC

First Floor
- Master bedroom with super king-size bed and en-suite with freestanding bath
- Double bedroom with additional mezzanine sleeping area (small double)
- Double bedroom
- Family bathroom with walk-in shower and Aesop products

Private Outdoor Features
- Outdoor kitchen with Gozney wood-fired pizza oven and Big Green Egg barbecue
- Wood-fired hot tub
- Outdoor bath
- Nordic sauna
- Outdoor dining area and lawn space

Sweet Violet | Sleeps 8 | A design-led cabin centred around a double-height living space and a flexible sleeping layout.

Ground Floor
- Open-plan living, kitchen and dining area with Sonos speakers and board games
- Fully equipped kitchen with oven, hob, fridge/freezer, microwave, toaster and kettle
- Dining table for group meals
- Lounge area with comfortable seating
- Two sleeping nooks with double beds and acoustic-lined curtains
- Bathroom with walk-in shower and Aesop toiletries

Mezzanine Level
- Two additional sleeping nooks with double beds overlooking the main living space

Private Outdoor Features

Wood-fired hot tub

Harvest Moon | Sleeps 2 | A converted grain store with a distinctive curved design and a cosy, self-contained layout.

Ground Floor
- Open-plan living and dining space
- Custom curved kitchen with Belfast sink, brass fittings and full appliances
- Dining table for two
- Lounge area with vintage sofa, armchairs and TV
- Log burner and underfloor heating
- Shower room with rainfall shower and Aesop products

Mezzanine Level
- King-size bed positioned between floor-to-ceiling windows
- Storage, dressing table and blackout blinds

Clover Cabin | Sleeps 2 / A converted hay barn offering a calm, open-plan space designed for couples.

Ground Floor
- Open-plan living area with lounge, kitchen and dining space
- Kitchen with oven, hob, microwave, fridge and French press
- Dining area set beside a circular feature window
- Bathroom with rainfall shower and Aesop products

Mezzanine Level
- Super king-size bed beneath the pitched roof
- Soft lighting and views across the surrounding fields

Exterior Grounds

- 15 acres of private countryside with open farmland and wide views
- Walking routes directly from the estate
- Space for outdoor games, children to play and group gatherings
- Landscaped areas for relaxing and informal dining
- Private parking across the estate
- Electric vehicle charging available at additional cost

The Film House
Add a private cinema experience to your stay with access to The Film House, a dedicated screening space set within a converted grain store. Designed for switching off completely, the room is wrapped in rich curtains with comfortable sofas and a large projector with Apple TV, so you can stream films, series, or your personal favourites. Sweet bags are included for the full cinema feel. The Film House is available for use throughout your stay.

Location & Local Information

Set within the village of Sutton Bonington in Leicestershire, surrounded by open farmland and wide, uninterrupted views that create a strong sense of space and privacy. With 15 acres of private fields on the doorstep, there's a natural freedom to the setting, whether heading out for a walk, gathering outdoors or simply taking in the landscape.

Life here moves at an easy pace. You can wander down to the local pub, explore the village's two historic churches, St. Michael's and St. Anne's or spend time discovering the surrounding countryside. The nearby Sutton Bonington Arboretum offers a more curated setting for walks and picnics, while the River Soar Trail provides miles of scenic routes through riverbanks and neighbouring villages.

There's also a strong sense of local character. A monthly farmers' market brings together regional produce, from small-batch honey and local cheeses to wood-fired sourdough and handmade goods, while nearby experiences range from visits to National Trust estates such as Calke Abbey, Belton House and Wollaton Hall, to something more unexpected like an evening at Sherwood Observatory.

The setting works in harmony with the house's design-led approach, offering a calm, uncluttered backdrop that suits slower, sociable stays. Whether hosting long outdoor lunches, marking a special occasion or making full use of the estate's grounds, the space naturally lends itself to group living.

For exploring further afield, Loughborough is close by for shops and cafés, while Nottingham offers a more energetic contrast with its independent food scene, cultural venues and nightlife. Despite its rural feel, Buttercup Estate remains well connected, with East Midlands Airport nearby and rail links within easy reach.

Local Recommendations

For Coffee
– Ruthergan's – 7 minutes
– Bryer's, East Leake – 6 minutes
– Gallery 119 – 4 minutes
– Public, Loughborough – 19 minutes

For Walks
– Grace Dieu Priory – 18 minutes
– Rushcliffe Country Park – 17 minutes
– Sutton Bonington – 6 minutes (ideal for a stroll along Soar Lane and the River Soar)

For Exploring
– Old Curiosity Bookshop – 12 minutes
– Soar Trading Co – 6 minutes
– At Home, East Leake – 8 minutes

For Grown-Ups
– Saunahood – 25 minutes
– Eden Hall Day Spa – 35 minutes
– Little Love Club – 20 minutes
– Nottingham City Centre – 30 minutes









Local Amenities

Nearest Airport	**East Midlands Airport (8.5 km)**
Nearest Bar/Pub	**The Star Inn (1.3 km)**
Nearest Bar/Pub	**The Bulls Head (5.3 km)**
Nearest Bar/Pub	**The Tap & Run (20.7 km)**
Nearest Restaurant	**Hammer and Pincers (11.8 km)**
Nearest Restaurant	**Restaurant Jericho (44.3 km)**
Nearest Restaurant	**Alchemilla (19.5 km)**
Nearest Restaurant	**Restaurant Sat Bains (15.9 km)**
Nearest Restaurant	**Kushi-Ya (19.6 km)**
Nearest Shop	**Co Op East Leake (5.4 km)**
Nearest Town/City	**Loughborough (11.6 km)**
Nearest Train Station	**East Midlands Parkway (5.7 km)**
Nearest Village	**Sutton Bonington (3.2 km)**
Nearest Supermarket	**Loughborough Town Centre (Tesco, Sainsbury's, M&S) (11.6 km)**
Nearest Supermarket	**Co-Op Kegworth (3.6 km)**
Nearest Supermarket	**Co-Op East Leake (5.4 km)**
Nearest Supermarket	**The Shepshed Farm Shop (12.1 km)**

Nearest Supermarket	**Dog & Jones (3.7 km)**

What you should know...

- The farm sits on the flight path for East Midlands Airport, so you may occasionally hear aircraft overhead.
- If you're planning to use the property for commercial photography or videography, a media fee applies.
- Events and parties can be arranged on request, subject to an additional fee.
- Don't forget to pack walking boots to make the most of the surrounding countryside.
- Pricing is based on occupancy, so please ensure your guest numbers are accurate when booking.
- Additional visitors not included in the booking are not permitted.

Terms & Conditions

- **Security deposit:** £1000 charged to client's credit card by Oliver's Travels as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** From 3.00pm

- **Departure time:** Before 10.00am. Early check-in (from 1pm) and late check-out (until 12pm) are available for a small fee. Please email us if you'd like to arrange this.

- **Energy costs included?:** Yes

- **Linen & towels included?:** Yes

- **Pets welcome?:** Pets are allowed by prior agreement (maximum of 2 dogs), with a fee of £35 per pet, per stay

- **Other Ts and Cs:** 2 hot tubs available included in price

- **Smoking Allowed?:** Strictly no smoking

- **Other 2:** There are exterior security cameras on property

- **Other 3:** Parking is available on-site, with details provided in your check-in guide. Two EV chargers are also available to book at £15 per charge.

- **Heating costs included?:** Yes

- **Internet access?:** Yes

- Hot tubs are available at Buttercup Farmhouse and Sweet Violet, both for private guest use. A private sauna is available at Buttercup Farmhouse. Guests staying at Sweet Violet can also book a private mobile sauna experience for an additional cost, subject to availability.
- Film House (Private Cinema) - Private cinema with projector screen and Apple TV. Available to add to your booking for £25 per person, subject to availability.