

Buttercup Farmhouse

Region: Heart Of England **Sleeps:** 8

Overview

Buttercup Farmhouse is a design-led countryside stay set within the wider Buttercup Estate, created with groups in mind and a clear focus on space, style and sociable living. Combining considered interiors with expansive outdoor grounds, it offers a setting that feels both relaxed and intentional.

Inside, the farmhouse balances clean, contemporary design with softer, natural textures, creating spaces that feel calm yet highly functional for group stays. Open-plan living areas encourage time spent together, whether that's long, shared meals, slow mornings or evenings that move easily from dining to lounging. Large windows and thoughtfully arranged spaces maintain a strong connection to the surrounding landscape throughout.

Outside, the experience opens up further. With access to extensive grounds, there's plenty of room to gather, celebrate or simply spread out, making it particularly well suited to group stays, family occasions or creative retreats. The wider Buttercup Estate also offers additional features, including The Film House, a dedicated private cinema space that adds another dimension to time spent together.

Buttercup Farmhouse is designed for those looking to come together in a setting that feels spacious, considered and quietly distinctive.

Facilities

Horse Riding • <1hr to Airport • Walking/Hiking Paths • Walk to Village • Ideal for Parties • Historical Sites • Wine Tasting • Quirky (Unique) • Cots (Cribs) • Chef/Cook Available • Pets on Request • Walk to Restaurant • Wi-Fi/Internet • BBQ • Easy By Train • Coffee Machine • Barn • Hairdryer • TV • Hot Tub • Electric Car Charger • Satellite TV • Sauna/Steam • Home Cinema • Working Fireplace/Woodburner • Heating • Caretaker/Owner on Site • Kid-friendly museum • Kid-friendly excursions • Yoga Classes Available • Wine-Tasting Available • Playground nearby • Board games • Treehouse



Interior & Grounds

Ground Floor

- Welcoming entrance hallway with seating and dedicated workspace
- Fully equipped farmhouse kitchen with Smeg appliances, including induction hob, double oven, grill, fridge-freezer and dishwasher
- Central island and Nespresso coffee machine
- Log burner in the kitchen, ideal for colder months
- Separate dining room with large table seating up to 8 guests
- Double doors leading directly to the outdoor kitchen and pergola dining area
- Additional doors opening onto the front gardens
- Comfortable lounge space with ample seating, Smart TV and relaxed farmhouse styling
- Sonos sound system throughout kitchen and dining areas
- Guest WC

First Floor

- Master bedroom with super king-size bed and en-suite bathroom featuring a freestanding bath
- Bedroom with double bed and additional small double bed on a mezzanine level (best suited to adults)
- Bedroom with double bed
- Family bathroom with large walk-in shower, WC and sink (with Aesop products)

Exterior Grounds

- Private farmhouse garden set within a wider 15-acre estate
- Covered pergola with outdoor dining area
- Fully equipped outdoor kitchen with Gozney wood-fired pizza oven
- Big Green Egg barbecue
- Wood-fired hot tub
- Outdoor bath
- Bespoke Nordic sauna
- Lawn space for relaxing, games and group gatherings
- Access to surrounding farmland and countryside walks
- Treehouse and horses within the estate grounds
- Ample private parking (up to 8 cars)
- Electric vehicle charging point available at additional cost

Additional Facilities

- Wi-Fi (Starlink)
- Smart TVs
- Sonos sound system
- Bed linen, towels, logs and kindling provided
- Eco-conscious features including solar-supplemented energy

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. Available as a three-hour private session, The Film House can be added to your booking for £25 per person.



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)
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What we love

- The private spa-style setup with hot tub, sauna and outdoor bath
- The outdoor kitchen and dining area, ideal for long, sociable meals

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.
- Guests are asked to be mindful of the shared driveway and surrounding properties

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 1 dogs), with a fee of £35 per pet, per stay
- **Other Ts and Cs:** Hot tub and sauna is available at Buttercup Farmhouse
- **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
- 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.