

COUNTRY
&
EQUESTRIAN

THE GRANARY
STRETTON







Attractive Stone Barn Conversion Beaming With Character Rutland Village Ideally Located For Commuting

The Granary is an impressive substantial Grade II listed stone residence, situated in the heart of a popular Rutland village with excellent access to the A1 and the renowned Georgian market town of Stamford. The property boasts a wealth of charm throughout, offering features including original wooden beams, exposed stonework and wood burner.

Having been refitted and updated by the current owners to an extremely high standard, the well-presented accommodation comprises an entrance hallway, downstairs cloakroom, ground floor fifth bedroom/study/playroom, bright and open reception hall with feature wooden staircase, an impressive living room with feature stone fireplace housing a wood burner and double doors opening out to the garden, formal dining room, a second sitting room with oak panelled walls and stunning hand-built designer breakfast kitchen with oak units, island and AGA, vaulted ceiling with exposed beams and a separate utility room off. Stairs lead up to the galleried landing area with hallway off leading to a master bedroom with bespoke handmade wardrobes & drawers and ensuite bathroom, a double bedroom with ensuite and a study. A second hallway from the other side of the landing leads to two further bedrooms and family bathroom.

Externally, the property is approached through the gated front entrance leading to a spacious paved driveway providing off road parking for multiple vehicles. The integral double garage has remote controlled electric doors and offers plenty of space for storage and a car if desired, and could also be converted STPP to create further accommodation/annexe. The South-West facing private gardens are fully enclosed by stone walling and have been ideally designed with low maintenance in mind. The rear space has been recently landscaped, offering areas of lawn and raised flower beds with a patio to enjoy outdoor seating.

The village of Stretton is ideally located for easy access onto the A1, with direct access to both Grantham and Peterborough with mainline trains to London.

The popular market towns of Oakham and Stamford are both located close by, offering several amenities and fantastic schooling.

Ground Floor
Approx. 228.3 sq. metres (2435.5 sq. feet)



First Floor
Approx. 132.7 sq. metres (1428.1 sq. feet)



Total area: approx. 358.9 sq. metres (3863.6 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors. Plan produced using PlanUp.

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COUNTRY www.countryequestrianhomes.com
EQUESTRIAN office@countryequestrianhomes.com



OAKHAM
36 High Street
LE15 6AL
01572 757979

UPPINGHAM
2 Orange Street
LE15 9SQ
01572 821935

MELTON
25 Burton Street
LE13 1AE
01664 491610

STAMFORD
1 Sheep Market
PE9 2RB
01572 821935

GRANTHAM
The London Platform
NG31 6BT
01476 855618

PETERBOROUGH
The London Platform
PE1 1QL
01733 788888