





Daydreaming about a century-old barn conversion set in a conservation village in the beautiful Rutland countryside? Then turn your attention to this detached four-bedroom family home nestled on a private, enclosed plot in Manor Road, Stretton.

Originally two barns, the home was extended 20 years ago. Its handsome stone-built exterior is complemented by a pantile roof, painted accents to the doors and windows, and wall-climbing plants. Inside, you'll discover exposed stonework, floors and beams, and delightful original features.



## COUNTRY CHIC

Step through into a spacious hallway with tiled flooring underfoot and stairs with storage beneath.

To your left is a fantastic dining kitchen oozing country charm, overlooking the garden via two sets of double doors. A run of Shaker-style cabinets with cup pull handles and granite worktops wrap around the extensive mottled-tile floor.

Cooking is a breeze thanks to the Aga set under a sturdy oak beam, a Belfast sink ideal for peeling veggies, and plenty of space for appliances.

A stable door to the side leads to the gravel driveway – perfect for unloading the shopping.



Continue ahead into the third reception room. Currently used as a playroom, you could commandeer this area for your home office.

## LOVELY & LIGHT

Once you've finished with dinner or drinks in the garden, retire into the sitting room via a latched door, passing an original stone step with beam overhead.

A striking vaulted ceiling immediately draws your eye up towards the beam trusses and rooflight windows, while a wood-burning stove and pendant lights cast a warm glow across the room. French doors and deep-set windows allow you to absorb the garden views while the afternoon sun streams in.

## HISTORY AT YOUR FINGERTIPS

A latch door beckons you through into the oldest part of the barn, where the lower beamed ceiling pairs with oak flooring in the snug to create a cosy atmosphere.

A staircase provides secondary access to the first floor, with the snug linking into a laundry room with double outdoor access and a cloakroom – offering scope for an annexe or a holiday let.

The laundry room contains an airing cupboard, a range of base units with wood worktops, a Belfast sink and hob. What a fantastic spot to prep for a barbeque. Tiled flooring, exposed stone walls and beams, and a rear window tie everything together.



Take the stairs from the snug to find the fourth bedroom overlooking the garden, and a pretty, double room boasting a vaulted beamed ceiling and wall-mounted reading lamps. These rooms share a contemporary bathroom containing a bath with rainfall shower over, bowl vanity basin, and loo.



## YOUR SUITE AWAITS

Returning to the entrance hallway, ascend the split-level staircase to a first-floor landing. You'll reach two bedrooms illuminated by rooflight windows and served by a joint en suite accessed by latch doors. The bathroom features a roll-top, claw-foot bath, vanity basin and loo.

The principal bedroom has oak wood flooring, storage and a garden view. The second bedroom could be transformed into a luxurious private dressing room.



## STEP OUTSIDE

A well-tended, south-facing lawn enclosed by manicured hedgerow and fencing sweeps around the home, framed by mature colourful borders that provide year-round interest. Two large trees offer shade, while a timber shed provides storage for garden supplies.

Keen gardeners will enjoy planting out vegetables in the raised beds and growing fresh produce in the greenhouse. Generous gravelled terrace areas run around the edge of the home, so there are lots of options for outside seating and dining.

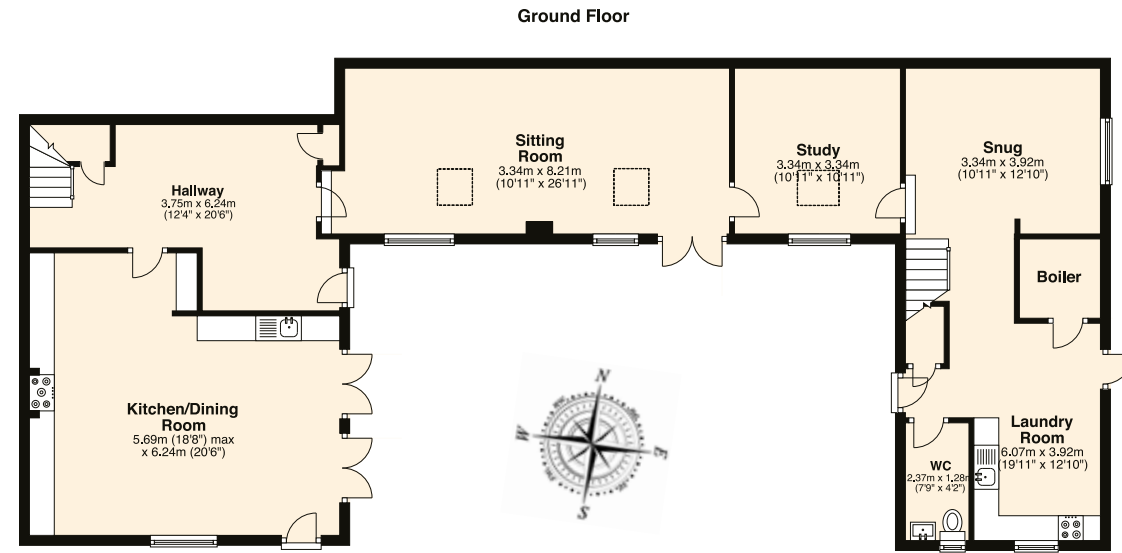
## THE FINER DETAILS

Freehold  
 Conservation area  
 Oil central heating  
 Mains electricity, water and sewage  
 Rutland County Council, tax band F, £3,156.71 (2020/21)  
 EPC rating D

Ground Floor: approx. 126.8 sq. metres (1364.8 sq. feet)  
 First Floor: approx. 85.1 sq. metres (915.5 sq. feet)  
 Total area: approx. 211.8 sq. metres (2280.3 sq. feet)



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## OUT & ABOUT

Stretton is a welcoming conservation village just 14 miles south of Grantham and 8 miles north of Stamford, which both offer a whole host of amenities.

The village is home to a Grade II listed country pub – The Jackson Stops Inn, serving food that's earned them recommendations in the Michelin Guide.

Explore the glorious local countryside by taking a stroll through George Henry woods or Yew Tree Avenue in Clipsham, or take a short drive to Rutland Water. Stretton's riding school is a great option for those looking to enjoy equestrian pursuits.

Young children can attend primary schools in the nearby villages of Cottesmore and Little Bytham. Independent schooling options are available in nearby Stamford, Oakham and Uppingham. A bus service takes students to Casterton Community College.

Hop onto the A1 for swift access to Grantham and the Georgian town of Stamford, or continue to Oakham – just 15 minutes by car. For commuting, Peterborough and Grantham stations both provide access to London in around an hour.

## LOCAL DISTANCES

- Oakham** 8.3 miles (16 minutes)
- Stamford** 8.7 miles (14 minutes)
- Grantham** 14 miles (22 minutes)
- Uppingham** 16 miles (28 minutes)
- Peterborough** 22 miles (29 minutes)



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