



THREE
BARLEYTHORPE
MEWS



BARLEYTHORPE



DISTINGUISHED HERITAGE

How would you like to own your very own slice of Oakham history?

Walk in the footsteps of Lord Lonsdale and make your home at Number Three, Barleythorpe Mews, a former wing of the illustrious Barleythorpe Hall, a grand home dating back to the 1800s and converted to residential use in 2018.

Believed to have once been the kitchen servery, Number Three has experienced an elevation in status and is now a luxury three-bedroom home, brimming in period features.

ELEGANT AND HOMELY

Sense the peaceful position of this handsome hamlet of homes. Beyond the iron gate stands Number Three, set behind a neat lawn and terraced seating area. Soak up the crimson and gold sunsets from this peaceful position.

Stone quoins and an austere period door, topped by a transom inscribed with the number of the home, set the scene for the immaculately decorated and styled home beyond.





ILLUMINATED SPACES

Return to the inner hallway, where a cloakroom is available for visitors, before continuing into the striking sitting room.

Light serenades the space through two large sash windows, with views out to a courtyard which can be accessed through the 'official' glazed front door.

Plush carpet underfoot and a quaint gas fire provides a warm ambience. Display your collectables and family memorabilia within the contemporary display unit featuring mood lighting and a recess to display your multi-media.

Where better to hunker down and enjoy some relaxation?



CULINARY EXCELLENCE

Entering the open-plan kitchen diner, you are immediately embraced in the heritage and homely feel of Number Three, where spacious rooms, high ceilings, bold sash windows, deep recesses and elegant corning are recurrent motifs throughout. With a practical storage cupboard to hide away all the paraphernalia.

An array of bespoke wooden cabinets provides plentiful storage for cooking essentials, topped in quartz work surfaces and complementary splashback tiling. Integrated appliances provide all you need.

Your eyes are drawn to the inner hallway, where a grand staircase ascends to the first floor with an impressive roof lantern window gleaming natural light below.

AND SO TO BED...

Ascend the central staircase to a light-filled landing above.

Turning to the right, you will discover the first of the three bedrooms which could make the ideal study to work from home before arriving at the spacious guest room featuring large sash windows.

Continuing along the landing, a contemporary family bathroom serves these rooms.



Time now to discover the principal bedroom, a room with a view over the open fields beyond and benefitting from a large, fitted wardrobe. The attractive en suite with tiling by Porcelanosa has all you need to refresh and revive.





STEP OUTSIDE

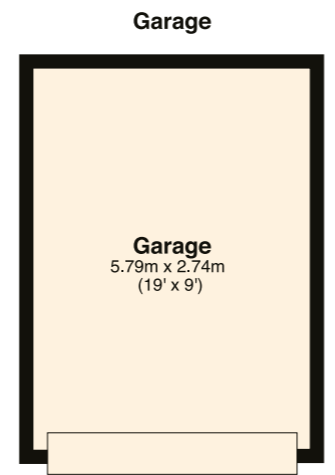
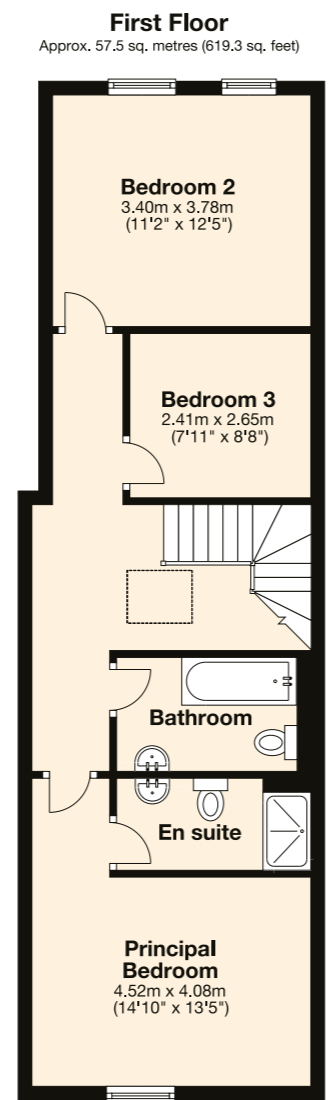
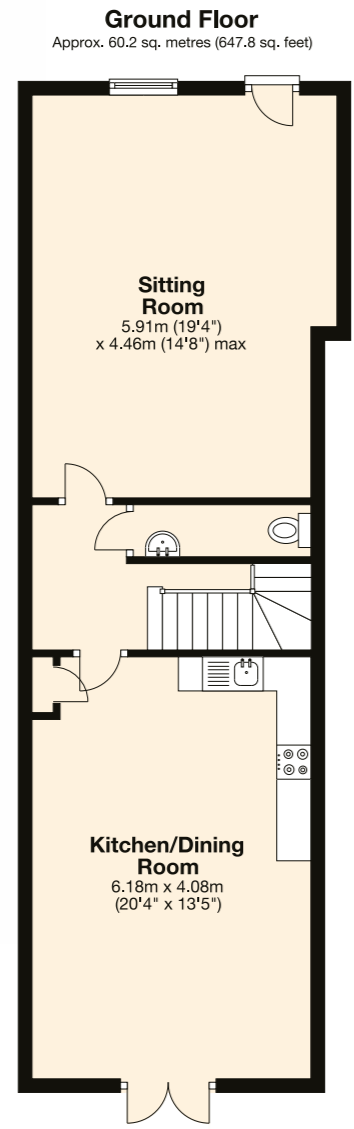
Dining al fresco can be enjoyed in one of the two gardens; why not sit back and unwind in your courtyard garden edged with smart, black estate railings and yew tree hedging, or admire the sunsets at the end of the day from the lawned garden.



THE FINER DETAILS

Freehold
 Dates back to 1800s – converted in 2018
 Gas central heating
 Mains sewage, water and electrics
 Annual private community shareholder charges applicable
 Rutland County Council, tax band E, £2,647.19 (2021/22)
 EPC rating D

Ground Floor:
 approx. 60.2 sq. metres (647.8 sq. feet)
 First Floor:
 approx. 57.5 sq. metres (619.3 sq. feet)
 Total area:
 approx. 117.7 sq. metres (1267.1 sq. feet)



NOT IN ACTUAL POSITION

Total area: approx. 117.7 sq. metres (1267.1 sq. feet)

This Floor Plan and the Measurements are a guide Only.
 Plan produced using PlanUp.

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FURTHER AFIELD



Nestled on the outskirts of Oakham, Barleythorpe is a peaceful hamlet with a real rural feel. Step outside and enjoy the array of country walks or take advantage of the close amenities. Relish the release of rurality without being restricted by it.

Barleythorpe is within a stone's throw of Rutland Water, a fabulous nature reserve facility offering a range of water sports and outdoor activities. Perfect for relaxing too, this peaceful bird sanctuary has myriad walks to explore.

The area has a wealth of sports clubs, playing fields and playparks close by in addition to a selection of well-regarded independent and state schools. From healthcare facilities to independent shops, cafés, bars and restaurants, Oakham has so much to offer.

For trips further afield, hop on a train from Oakham Railway Station and travel across the country, while regular services link Oakham to London St Pancras and King's Cross.

Looking for a home with heritage, lovingly restored and diligently cared for? Number Three, Barleythorpe Mews is a home with heart, embracing history yet retaining the comforts of contemporary convenience.

LOCAL INFORMATION

- Oakham 1.1 miles (4 minutes)
- Uppingham 9 miles (19 minutes)
- Melton Mowbray 9.3 miles (17 minutes)
- Stamford 13 miles (22 minutes)
- Peterborough Railway Station 26.4 miles (36 minutes)



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