



P I C C O L O S B A R N
— T H I S T L E T O N —



Utterly unique and favourably set within over two acres of land, the peacefully positioned Piccolos Barn, with its bonus collection of delightfully rustic outbuildings, is a home brimming with potential.

PEACEFUL POSITION

Tucked away in the quiet hamlet of Thistleton, pull through electric timber gates into a large, gravel courtyard. Stone outbuildings, including a pigsty and two stables, set the scene for this striking 1700s stone barn with pantile roof, converted for domestic use in the 1970s.

Named after Piccolo the horse, a former resident of the stable block, ample parking extends before the barn, outbuildings and a five-bar timber gate which leads to the rear paddock. A single garage provides further parking. Access is also available from here through an integral door into the kitchen's inner lobby, a handy rainy-day entrance when returning laden with shopping.

PICCOLOS BARN

WELCOME HOME

Make your way to the canopy porch, opening the front door into the entrance hallway. Ahead, a cloakroom with quarry tiled floor, wash basin and lavatory, precedes a rustic latched wooden door, opening into the kitchen.



FARMHOUSE FEEL

Tiled underfoot, the dining area extends immediately ahead, spacious and with a farmhouse feel in keeping with the setting. Original beams add authenticity to the heritage feel. Light permeates the room through a large window overlooking the courtyard. Flow through into the preparation area of the kitchen, where views over the courtyard are framed through a window above the sink. Solid wood cabinetry abides with the rustic charm of the home, alongside a double Range cooker with gas hob. A substantially-sized, U-shaped kitchen, the scope to style your own dream kitchen is considerable. Peek through the glazed side door into the integral garage with its evocative exposed stone walls; another large area bursting with potential for conversion and development perhaps into a characterful sitting room or home office.

Returning to the entrance hallway, turn right beneath the feature archway, sneaking a peek at the large utility room, with plumbing for washer-dryer and plenty of storage and surface space for all the laundry essentials.

PICCOLOS BARN



SITTING ROOM SPLENDOUR

Another latched door from beneath the archway opens, revealing a breathtakingly grand sitting room whose vaulted ceiling, exposed beams, recessed alcoves, cubby holes and stone walls evoke the spectacle and ambience of a medieval feasting hall. Inset within the impressive stone inglenook fireplace is a gas stove, infusing the room with warmth. Thick stone walls ensure this is a home that remains cool in the summer and warm in the winter. Low cottage windows overlooking the courtyard are aided by a porthole window set high within the wall, drawing light throughout.



STAR GAZING SPACES

To the farthest end, glazed double doors open to a hardwood conservatory, the perfect summer room connecting the home with the outdoors. In wintertime, gaze up at the stars through the glass ceiling and savour the solitude of this perfectly private plot.

Take the curved, open staircase to the mezzanine landing overlooking the grand room below, a cosy space in which to settle down with a book, indulge in an hour of cross-stitch, or even sit down to work, hunkered down in the apex of the timber beamed ceiling.



THE 'MANE' EVENT

Follow the landing along, the high ceiling above adorned with rustic beams and Velux windows, arriving first at the principal suite. Beams overhead contrast with the brightness of the room's crisp white walls and ceiling. Ahead a window overlooks the courtyard. Exposed beams, sunken within the walls add a cosy warmth, whilst built-in wardrobes provide ample storage. Lift the latch on the wooden door to discover the en suite, featuring corner cubicle with rainfall shower, wash basin and loo.



RELAX AND REFRESH

Along the landing and around the corner lies the family bathroom, where a wood panelled bath stands alongside a wash basin with scallop shell detail and gold fittings, loo and separate shower.

Quaint charm and character emanate from the timber infused walls of the third bedroom, brimming with pocket-sized alcoves and nooks. Sloping gently to the roofline, this double bedroom draws in daylight and views through a quirky feature window.

A further latched door leads to an inner landing with wardrobe space, take two steps up and through the door to the second bedroom. Exposed stone walls, timber beams and a window overlooking the front dress this spacious bedroom.





GARDEN, GROUNDS AND OUTBUILDINGS

Countryside views extend as far as the eye can see to the rear, where an open paddock spans over two acres. Beyond the hedge boundary there is a public footpath leading out into the fields. Ideal for a game of cricket, golf or football, there is so much potential for this spacious plot.

Enjoy barbecues on the stone patio, flowing out from the conservatory in the summer months in this sunny, south-east facing spot.

Ripe with equestrian potential, follow the fencing which leads down to a pantile-topped stone wall enclosure containing an original barn with land and a gate leading to the main street. Consider the potential to create modern stables, or even to develop this building for residential use.

In addition to the stone barn, in the courtyard a pigsty and stables containing original cobbles, stone floors, original hayracks and exposed beams, are brimming with potential for conversion, subject to planning permission.



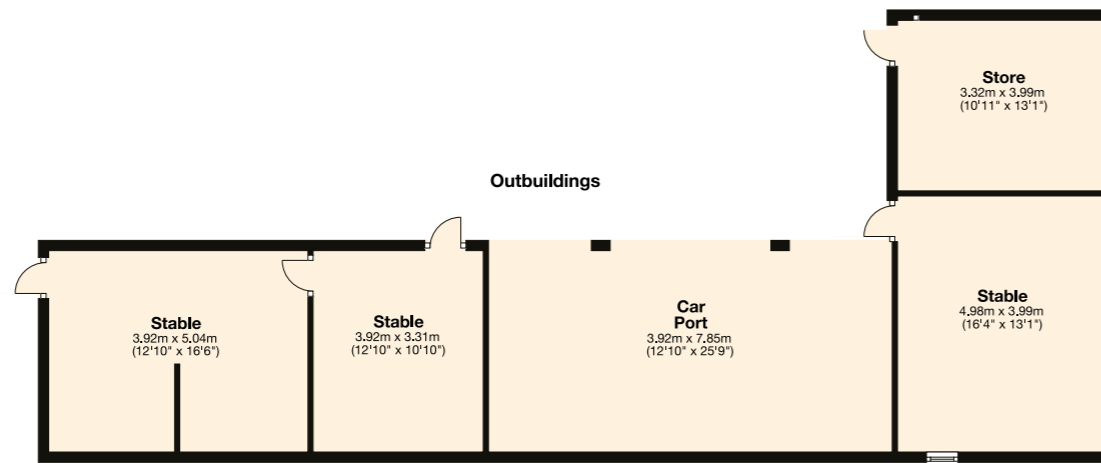
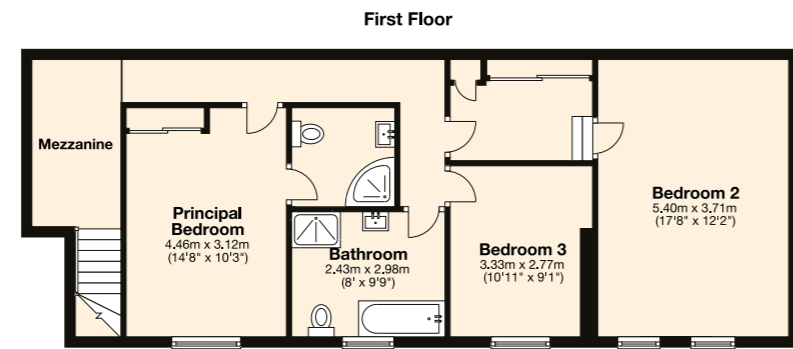
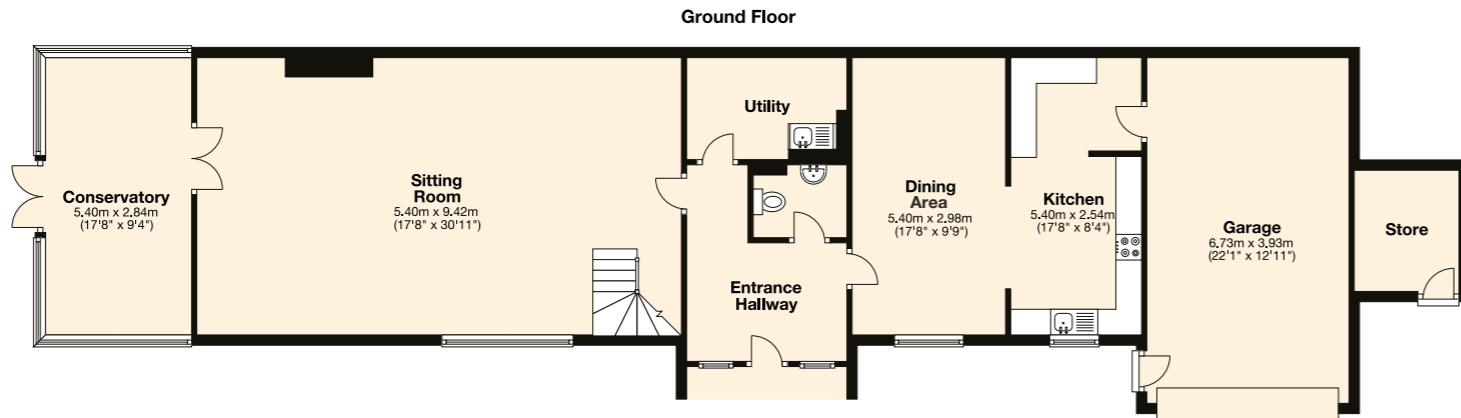
What the owners love...

“Piccolos Barn is a wonderful home, set within an incredible plot. We’ve loved being custodians of this characterful home, but now it’s time for its next chapter to begin.”

THE FINER DETAILS

- Freehold
- Stone barn dates back to 1700s
- Converted in 1970s
- Stone outbuildings
- Plot size approx. 2.4 acres
- Gas central heating
- Mains electricity and water
- Septic tank
- Rutland County Council, tax band F, £3099.79 (2021/22)
- EPC rating F

- Ground Floor: approx. 150.3 sq. metres (1617.4 sq. feet)
- First Floor: approx. 77.6 sq. metres (834.8 sq. feet)
- Outbuildings: approx. 98.2 sq. metres (1056.7 sq. feet)
- Total area: approx. 326.0 sq. metres (3508.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F		35 F
1-20	G		

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VILLAGE LIFE

Step out into the hamlet of Thistleton, where the local church - now de-consecrated - is a social hub for the community, regularly hosting coffee mornings and Christmas fairs. Two churches are available for services in the nearby village of Market Overton.


Wander the country lanes and paths of Thistleton, window shop at the local hat shop, Lucy Brice Millinery and pick up plants for your garden from the Herb Nursery. Embrace the pared back pleasures of country village life.

Down the road the thriving village of Market Overton is home to a medical centre, shop, children's playground, bowls and cricket club. If you're out for six, head over and sample the ales at local pub The Black Bull Inn.

With easy access to the A1, commuters are well-placed for journeys up and down the country, whilst the market towns of Oakham and Melton Mowbray are also close by. Make the short car journey to Oakham for days out shopping or cultural visits to Oakham Castle and Rutland County Museum to discover more about this ravishing rural county.

LOCAL INFORMATION

- Oakham 8 miles (13 minutes)
- Stamford 12 miles (15 minutes)
- Melton Mowbray 11 miles (19 minutes)
- Grantham 14 miles (21 minutes)



Piccolos Barn, Main Street, Thistleton LE15 7RE



To view please call the team on
01572 497 070 | team@pelhamjames.co.uk | pelhamjames.co.uk