



9 BARLEYTHORPE MEWS

BARLEYTHORPE



A home with heritage and prestige on the outskirts of Oakham, add your legacy to a home whose illustrious former custodians include the inimitable Lord Lonsdale, at No. 9, Barleythorpe Mews.



HERITAGE FEATURES

A former wing of the imposing Barleythorpe Hall, dating back to the 1800s and converted to residential use in 2018; No. 9, Barleythorpe Mews is bursting with period features.

Park up in front of the single garage, before making your way through the enclosed, south east-facing garden to a sunny terrace where glazed doors invite you into the open-plan kitchen living area, with high ceilings trimmed in double cornicing. Deep skirtings highlight the quality of this converted period home whilst tall sash windows draw in the daylight.



ENTERTAIN WITH EASE

With plenty of space to dine and unwind, the open-plan layout allows the chef to still be a part of the conversation, even while cooking! High-gloss worktops provide plenty of preparation space, while storage is abundant in the deep cupboards and drawers.

Continue into the entrance hallway, where there is access to the front door and a cloakroom alongside another large storage room. The high ceiling, deep skirtings and winding staircase continue to deliver the period charm of Barleythorpe Mews.

Ascend the wide staircase – well illuminated courtesy of several overhead roof lanterns – emerging on the landing where four bedrooms await.

SOAK & SLEEP

Step through to the first bedroom, carpeted and brightly lit courtesy of a roof lantern. Currently utilised as an office, this could also make an ideal nursery.

Refreshment awaits in the calm and restorative bathroom along the landing, fitted with bath and overhead shower.

Two further restful double bedrooms - one illuminated by a large roof lantern, the other a traditional-style sash window – are located to the right of the landing.

Finally make your way into the principal suite, where light streams in through two sash windows overlooking the garden. With ample space for a super-king-size bed, this room also contains fitted wardrobes. Furnished with a fresh and contemporary en suite, there is a large walk-in shower, wash basin, lavatory and heated towel radiator.

WHAT THE OWNERS LOVE:

“A WONDERFUL, QUIET COMMUNITY – A STONE’S THROW FROM THE MARKET TOWN OF OAKHAM.”



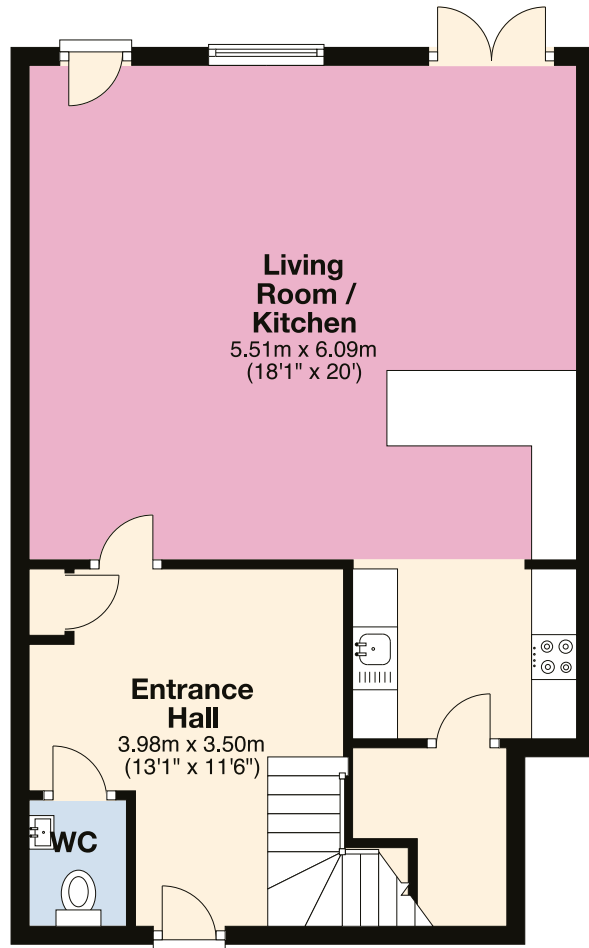
THE FINER DETAILS

Freehold
Originally constructed 1800s
Converted to residential use 2018
Gas central heating

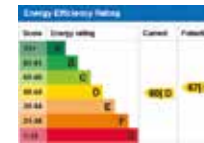
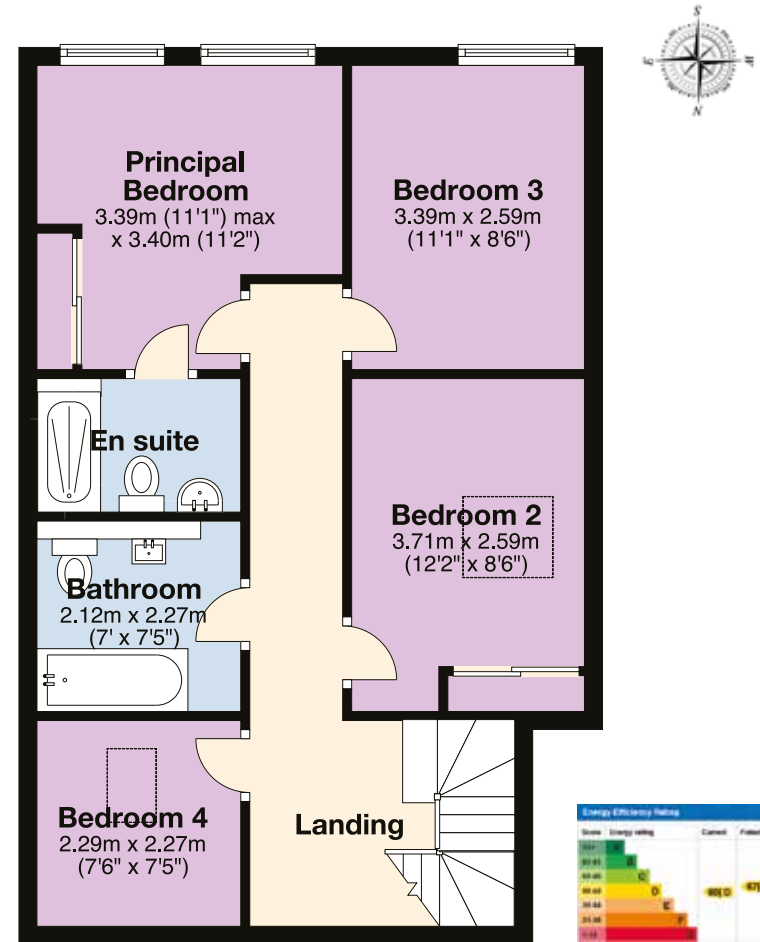
Mains electricity, water and sewage
Rutland County Council, tax band E
EPC rating D

Ground Floor: approx. 56.8 sq. metres (611.3 sq. feet)
First Floor: approx. 56.6 sq. metres (608.7 sq. feet)
Total area: approx. 113.3 sq. metres (1220.0 sq. feet)

Ground Floor



First Floor



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NEAR & FAR



Enjoying a quiet and peaceful hamlet setting, No. 9, Barleythorpe Mews is nestled on the fringe of Oakham. Take advantage of the wealth of walks and country scenery on your doorstep – or for a range of walking, cycling, fishing and watersports activities, head to nearby Rutland Water.

The hamlet of Barleythorpe offers plenty of opportunities for pleasure and leisure, with Oakham United Football Club only moments' walk from Barleythorpe Hall, alongside a nearby play park – perfect for slightly older children and with space to ride a bike. Head into the centre of Oakham and browse the shops before dining out at one of the delightful restaurants including Orbis, San Giorgio or Hitchens Barn.

Families can take their pick of local schools, with a large selection of well-regarded independent and state schools close by including Oakham School, Langham Church of England Primary School and Harington School sixth form.

From doctors and dentists to cafes and culture, Oakham has plenty to offer, whilst commuter links are in ample supply, with rail links from Oakham Station connecting you across the country and into London St Pancras and King's Cross.



LOCAL DISTANCES

- Oakham 1 mile (4 minutes)
- Melton Mowbray 9 miles (17 minutes)
- Uppingham 9 miles (19 minutes)
- Stamford 13 miles (22 minutes)

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PELHAM JAMES
UNIQUE HOMES

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