



# 5 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 Five, 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 been an old scullery, Number Five 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 Five, set behind a neat thatch of low maintenance artificial grass and 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.





## CULINARY EXCELLENCE

Entering the open-plan kitchen diner, you are immediately embraced in the heritage and homeliness of Number Five, where spacious rooms, high ceilings, bold sash windows, deep recesses and elegant corning are recurrent motifs throughout.

Skimming stone colour walls create an ambient mood, with natural limestone flooring underfoot, both practical and pleasing to the eye. Decorating a corner wall and set within the original fireplace, the wood burning stove offers an aesthetic focal point, imbuing the room with warmth. An array of bespoke

wooden cabinets provides plentiful storage for cooking essentials, topped in granite work surfaces and complementary splashback tiling. Integrated appliances include fridge-freezer, double oven, gas hob, washing machine and dishwasher.

Continue through the oak glazed door into an inner hallway, where a staircase ascends. An external glazed door to the side leads to a small courtyard and steps descend to a separate, dry cellar with potential to convert to a handy office, gym or bedroom, subject to planning.

## ILLUMINATED SPACES

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

Elegant and stylish parquet flooring is soft and warm underfoot, whilst the contemporary wood-burning stove issues toasty warmth throughout the wintertime. Where better to hunker down and enjoy time with family and friends?





## REFRESH AND REVIVE

Slumber and rest await in the principal suite, located at the rear of the home and with evocative views over the fields; such an idyllic setting.

Oatmeal carpet lies beneath high ceilings in this spacious and soporific bedroom, served conveniently by a pristine en suite.

Tastefully tiled in vintage patterns to the walk-in shower, with Karndean underfoot, this en suite is well served by shelving, a wash basin and lavatory.



## AND SO TO BED...

Retrace your steps along the hallway, taking the curving staircase up to a landing brimming with light, courtesy of large sash windows.

Turning to the right, a sash window frames views out to an attractive tree, spilling light through into the doorway of the first bedroom opposite. Currently serving as a study, it could also make a wonderful nursery.

Continuing along to the front of the home, discover the second bedroom, a bright and bountiful room courtesy of a trio of tall sash windows.

Light and spacious, warm decorative tones help create a relaxing and soothing mood.

Immaculately decorated, in the theme of all the rooms at Number Five, note the textured tiles behind the bath with overhead shower; evocative of rippling white sands. Karndean flooring provides a warm contrast to the crisp white suite.



## STEP OUTSIDE

Morning coffee and breakfasts can be enjoyed in one of the home's two courtyards. Why not sit back and unwind in your north west facing rear garden at the end of the day or dine al fresco?

Enter this private, exclusive development, turning into a cul-de-sac where block paving leads to your garage and driveway.



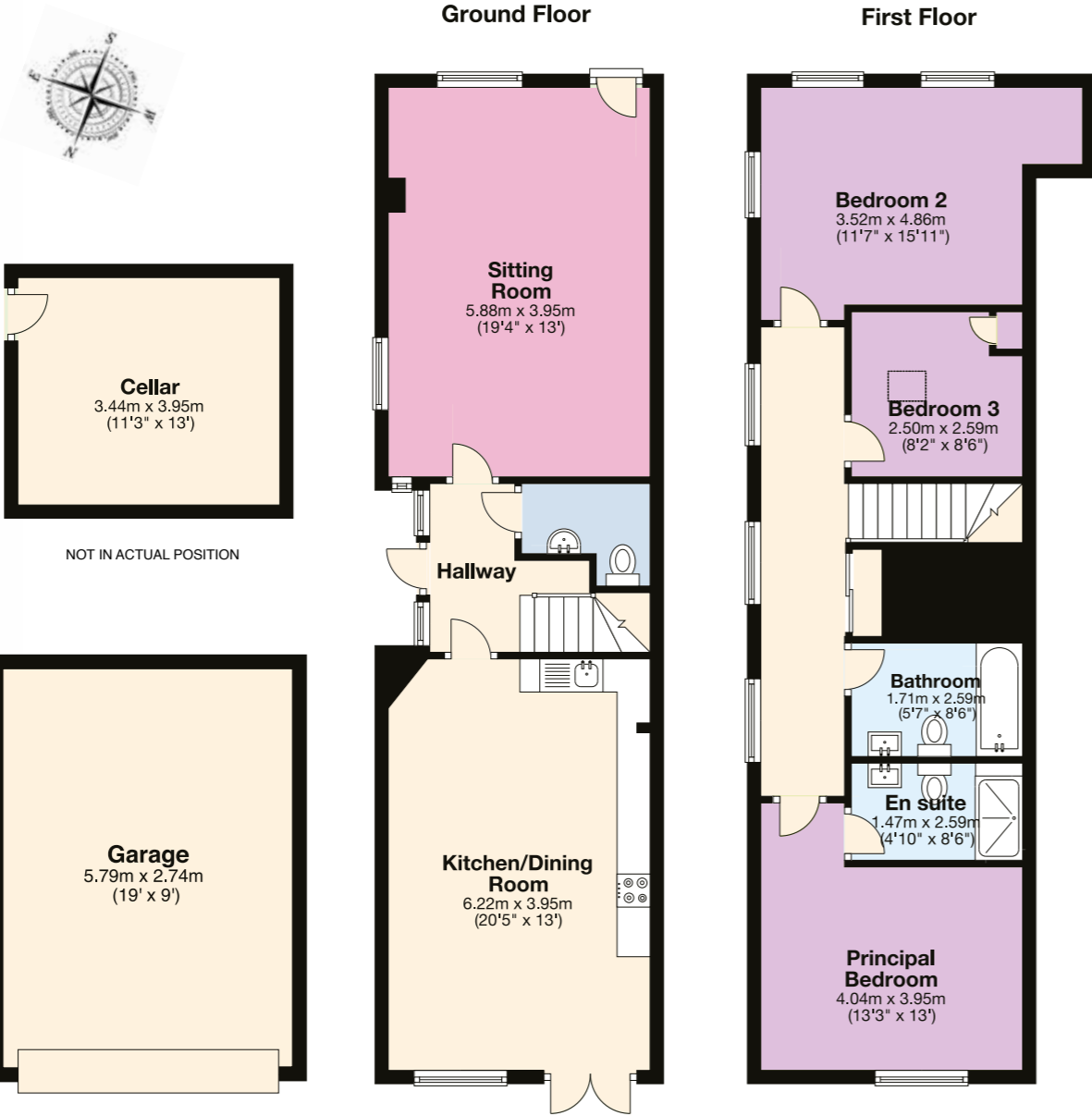
# THE FINER DETAILS

- Freehold
- Dates back to 1800s
- Converted in 2018
- Gas central heating
- Mains sewage, water and electricity
- Part of The Cedars (Barleythorpe) Management Company Ltd, details available upon request
- Rutland County Council, tax band E
- EPC rating D

- Ground Floor: approx. 57.0 sq. metres (613.1 sq. feet)
- First Floor: approx. 59.7 sq. metres (643.0 sq. feet)
- Cellar: approx. 13.6 sq. metres (146.1 sq. feet)
- Total area: approx. 130.3 sq. metres (1402.2 sq. feet)
- Garage: approx. 15.86 sq. metres (170 sq. feet)



Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only.



# FURTHER AFIELD

Nestled on the outskirts of Oakham, Barleythorpe is a peaceful hamlet with a lovely 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 for commuters link Oakham to London St Pancras and King's Cross.

Looking for a home with heritage, lovingly restored and diligently cared for? Number Five, 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)



5 Barleythorpe Mews, Barleythorpe, Oakham, Rutland LE15 7UZ



To view please call the team on  
01572 497 070 | [team@pelhamjames.co.uk](mailto:team@pelhamjames.co.uk) | [pelhamjames.co.uk](http://pelhamjames.co.uk)