



Pinfold Lane, South Luffenham
Asking Price Of £685,000



 SPREY
PROPERTY



Set within the peaceful village of South Luffenham, the opportunity has arisen to acquire an unlisted four-bedroom stone barn conversion believed to have been converted in the 1980's. This lovely stone residence has many features and a twist of modern throughout creating a great family home.

Byre House, has been greatly improved throughout and boasts generous proportions and flexible accommodation creating entrance hall, dining kitchen, sitting room, guest bedroom with en-suite, two further spacious bedrooms and family bathroom to the ground floor. To the first floor is the principal suite which includes a vaulted bedroom, dressing room and four-piece en-suite. With a beautiful, landscaped garden and good size driveway leading to a detached double garage.





SERVICES: Gas Central Heating

TENURE: Freehold (unlisted)

COUNCIL TAX: BAND: E

EPC: D







ENTRANCE HALL:

KITCHEN / BREAKFAST ROOM: 5.52m x 4.55m (18'1" x 14'11")

LIVING ROOM: 4.24m x 7.20m (13'11" x 23'7")

BEDROOM TWO: 4.25m x 3.90m (13'11" x 12'10")

EN SUITE:

BEDROOM THREE: 2.87m x 5.10m (9'5" x 16'9")

BEDROOM FOUR: 2.55m x 4.07m (8'4" x 13'4")

BATHROOM:

LANDING:

BEDROOM ONE: 3.09m x 5.12m (10'2" x 16'10") (Vaulted ceiling)

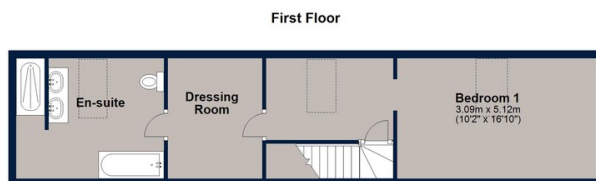
DRESSING ROOM:

EN SUITE:



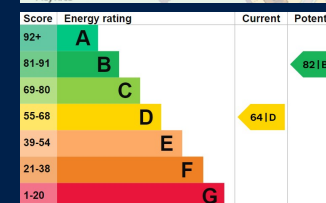


Pinfold Lane, South Luffenham



Total area: approx. 166.5 sq. metres (1791.7 sq. feet)
 Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
 Plan produced using PlanUp.

South Luffenham is a charming village with two public houses, The Boot Inn and The Coach Inn, and the parish church. There is a primary school in neighbouring village of North Luffenham. The attractive and sought after market towns of Uppingham (six miles), Stamford (seven miles) and Oakham (eight miles) all offer renown schools and an eclectic mix of independent and High Street retail names and restaurants. Stamford and Oakham also offer rail services between Birmingham and Cambridge, linking, at Peterborough, to commuter services to London Kings Cross from 50 minutes. There are also lovely walks and countryside from the village, with golf, horse riding and more in the wider local area, whilst Rutland Water, which offers a range of sporting activities, is just 2.5 miles south of the village.



Osprey Oakham
 4 Burley Road
 Oakham
 Rutland LE15 6DH
 01572 756675
 oakham@osprey-property.co.uk

Osprey Stamford
 7 Red Lion Street
 Stamford
 Lincolnshire, PE9 1PA
 01780 769269
 stamford@osprey-property.co.uk

Osprey Oundle
 6 Crown Court
 Market Place
 Oundle, PE8 4BQ
 01832 272225
 oundle@osprey-property.co.uk

Osprey Melton
 8 Burton Road
 Melton
 Leicestershire, LE13 1AE
 01664 778170
 melton@osprey-property.co.uk



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements