



R I V E R M E D E

— BARROWDEN —



Escape to the peace and tranquillity of the countryside, at Rivermede on Church Lane, in the rural village of Barrowden.



## ENCHANTING ARRIVAL

With spectacular views as far as the eye can see, sense the separation from the wider world, as you pull up along the gravel driveway in front of a detached, double garage with integral workshop.

Stepping through the front door of this original 1951-build family home, emerge into a handy porch, with robust solid wood internal door opening to the entrance hallway, where the stairs run up to the first floor on the left.

RIVERMEDE



## A WARM WELCOME

Original parquet flooring flows underfoot in the light-filled sitting room, peacefully positioned at the end of the hallway. Windows to three aspects invite the outdoors in, whilst the open fire, nestled within its exposed stone inglenook, creates a captivating and characterful focal point.





## COUNTRY KITCHEN

Ahead from the front door lies the farmhouse kitchen, a large, light and airy room, central to the home and framing incredible open views out over the garden and beyond towards the Welland Valley. Emanating warmth and welcome, a Range-style cooker sits within its exposed stone chimney breast, beneath a solid wood beam, whilst alongside a Belfast sink, additional appliances include a dishwasher.

A breakfast bar peninsula is the perfect perching place for conversations with the chef over a glass of wine, as the room opens to a breakfasting area beyond.

Tucked off the kitchen is a handy utility room with plumbing for washer and dryer in addition to a rear boot room with direct access out to the garden.



## ENTERTAIN WITH EASE

The perfect sociable hub in which to gather with family for celebrations and special occasions, the spacious dining room offers room for all, suffused with light courtesy of a large bay window overlooking the garden to the front.

Returning to the entrance hall, with its traditional wooden flooring, sneak a peek at the cloakroom beneath the stairs before ascending to the first-floor landing.



## ROOM FOR ALL

Light and bright, from the landing, a latched door leads to the first bedroom, currently used as a study, a cosy and peaceful room where fitted shelving is ideal for those working from home.

Refresh and revive in the family bathroom next door; bountifully sized and brimming in light, furnished with claw foot, roll top bathtub and separate shower. There is also a separate lavatory next to here.

Overlooking the phenomenal views to the rear, the second bedroom is furnished with an abundance of storage space within its fitted wardrobes.

Sanctuary awaits in the principal bedroom, a capacious bedroom with original fireplace, fitted wardrobes and far-reaching views out over the rolling countryside.

Two further spacious double bedrooms await on the second floor, both with fitted storage and with magnificent views out over the fields to the iron ore roasting kilns in the distance.







## ENCHANTING VIEWS

Step outside into the south-facing and enclosed garden. An elevated, paved terrace next to the home offers a spot to soak up views of the mature, tiered garden and out to the countryside beyond.

Stepping stones take you across the first area of lawn, to an archway in the hedging, beyond which another large lawn opens up, with a small seating area specially designed to take in the views.

A pond encourages the wildlife, with views from the rear of the garden towards Barrowden's church spire. There is also a kitchen garden with fruit trees, and a shed, nestled to the left-hand side of the garden.

Seven apple trees stand sentinel along the side of the home, reconnecting you with the charming front garden, bordered by a dry stone wall, and home to a well red by an underground stream.

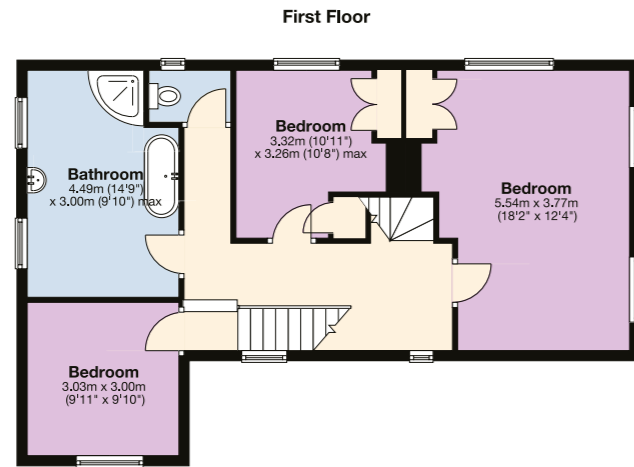
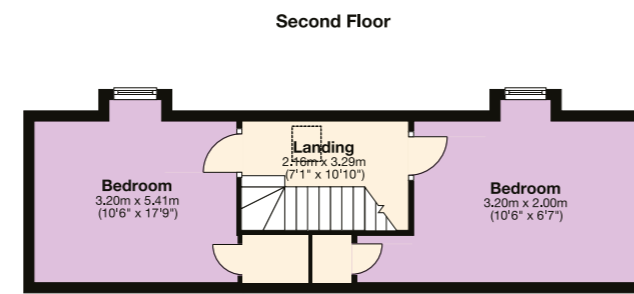
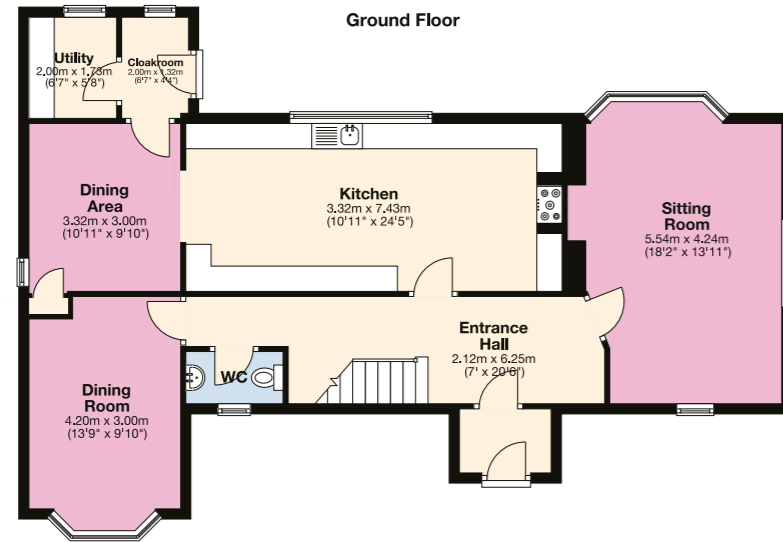




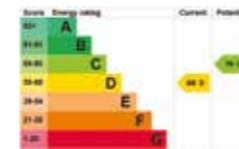
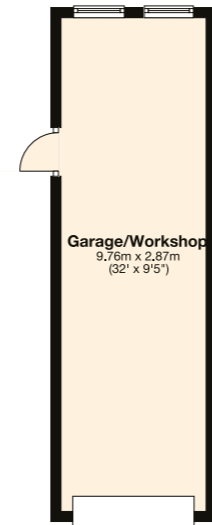
## THE FINER DETAILS

Freehold  
 Detached  
 Constructed 1951  
 Plot approx. 0.3 acre  
 Conservation area  
 Gas central heating  
 Mains electricity, water and sewage  
 Rutland County Council, tax band E  
 EPC rating D

Ground Floor: approx. 98.3 sq. metres (1058.4 sq. feet)  
 First Floor: approx. 72.1 sq. metres (776.5 sq. feet)  
 Second Floor: approx. 38.9 sq. metres (418.6 sq. feet)  
 Outbuilding: approx. 28.0 sq. metres (301.2 sq. feet)  
 Total area: approx. 237.3 sq. metres (2554.7 sq. feet)



**Outbuilding**



## ON YOUR DOORSTEP

Barrowden, one of Rutland's most idyllic and sought-after villages, boasts a thriving sense of community. Meet fellow members of the community at the village hall, which plays host to cinema and games nights, as well as informative talks and presentations.

St. Peter's Church features a bell ringing club, while other village clubs include the Wakerley and Barrowden Cricket Club.

Discover the countryside on your doorstep; outdoor enthusiasts can explore the area via numerous footpaths, bridleways, and routes, with dog walkers

enjoying access to Wakerley Woods, Fine Shade Woods, and Rutland Water – all within easy reach.

After a day of exploration, residents can unwind at The Exeter Arms, a local pub serving hearty food and a choice of fine ales. Overlooking the village green, visitors may also catch a game of pétanque while admiring the duck pond and characterful limestone homes and thatched cottages.

For essentials, residents can rely on the community-run shop and cafe, a hub supported by locals and a great way to

connect with neighbours. Additionally, the village has a doctor's surgery open three days a week, and boasts an allotment located near the recreation ground.

Benefitting from all the blissful peace of rurality, Barrowden remains easily accessible, and from the quiet calm of Church Lane – a no through road – those commuting for business or pleasure can enjoy convenient access to nearby market towns such as Uppingham, Stamford, and Oakham, Peterborough and Leicester.

## LOCAL DISTANCES

- Uppingham** 6 miles (12 minutes)
- Stamford** 8 miles (16 minutes)
- Oakham** 11 miles (18 minutes)
- Corby Railway Station** 11 miles (20 minutes)
- Peterborough Railway Station** 17 miles (25 minutes)
- Leicester Railway Station** 24 miles (42 minutes)

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