



Prestigiously positioned just a skimming stone's throw from the shores of Rutland Water, discover The Long Barn, an enchanting Grade II listed, five bedroom stone barn conversion steeped in lawned garden and terraces and with its own stylish self-contained two-bedroom annexe.

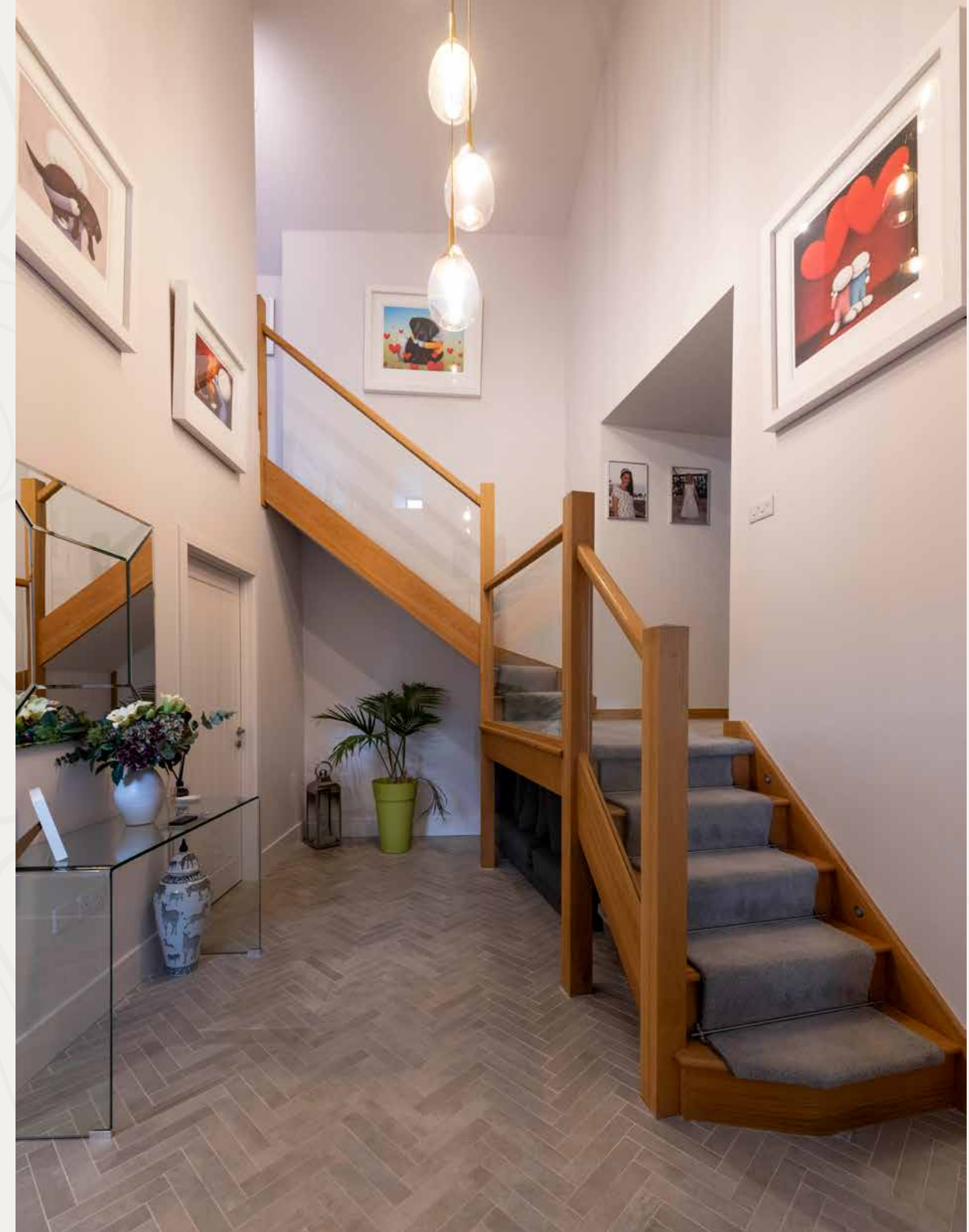
In the picturesque, waterside village of Whitwell, pull off the private lane and onto the expansive golden gravel driveway, where there is ample parking alongside a traditionally built triple garage set amidst elegantly landscaped borders and topiary-planted beds.

Indian stone steps lead up to The Long Barn, a heritage home purchased by the current owners in 2015 and lovingly renovated throughout, to afford modern living within a characterful, historic stone-built frame.

AN AIRY ARRIVAL

Beyond the front door, the double height ceiling of the entrance hallway creates an airy and light welcome, with a stunning oak and glass staircase ahead, featuring inset timer lighting to illuminate the way by night.

Underfloor heating beneath the herringbone tiled floor adds a warmth throughout the home, featuring in all but one of the rooms. A spacious cloakroom with two-drawer vanity unit wash basin and lavatory is tucked off the entrance hallway.





HEART OF THE HOME

Stepping down to the right, find yourself in the voluminous, triple aspect, open plan living area. The sitting area opens into a large dining space, set before aluminium bifolding doors to either side, drawing light in. Opening to terraces, throw open the bifolds to bring the outdoors in – ideal for alfresco feasting on sunny days.

Beyond, discover the impressive, contemporary kitchen. A large, Corian topped central island with seating serves as a sociable hub when entertaining, whilst sleek, handleless, full height cabinetry offers abundant storage, also containing wine cooler, large freezer, triple oven and double fridge. Appliances also include an induction hob and inset double sink with instant boiling tap. To the rear of the kitchen, another set of bifolding doors connect to a paved patio, a haven for songbirds.



PRACTICAL PLACES...

A handy boot room, with hanging space for coats and dog leads, boot storage, cupboard space, wooden worktops and additional sink, makes for a useful everyday entrance. Light spills in through the electric Velux Integra window above.



...AND ENTERTAINING SPACES

Opening up from the boot room is the garden room, set beneath a characterful vaulted ceiling fringed in oak beams. Perfect for parties, this expansive space is ideal for gatherings, with ample room for tables and chairs and bifolding doors opening to the garden. Ideal also as a gym or even a business space, this versatile room also opens up to a cloakroom with lavatory and wash basin, with access to an office beyond.

What we love...

“A home cleverly designed, The Long Barn offers sociable spaces alongside privacy and seclusion, allowing family members to join together in the heart of the home, or retreat and relax individually.”



POCKETS OF PRIVACY

Returning to the entrance hallway, pass a handy walk-in coat cupboard and laundry room accommodating the boiler as you make your way to this sequestered wing. Discover a guest bedroom, spacious and bright with wooden flooring and served by its own en suite shower room.

From here, two steps up lead to a light-filled, double height lobby, off which there is access to a study and the main sitting room.

Beam bedecked yet comfortingly contemporary, this bountiful room features an inset media wall. Bifolding doors connect with the terrace to the side.

Entertain and unwind in the games room, where the double height ceiling features new light-toned beams and Velux windows, whilst retaining its heritage peep-hole barn windows. Spacious and sublime, connect both rooms for parties by opening up the double doors.

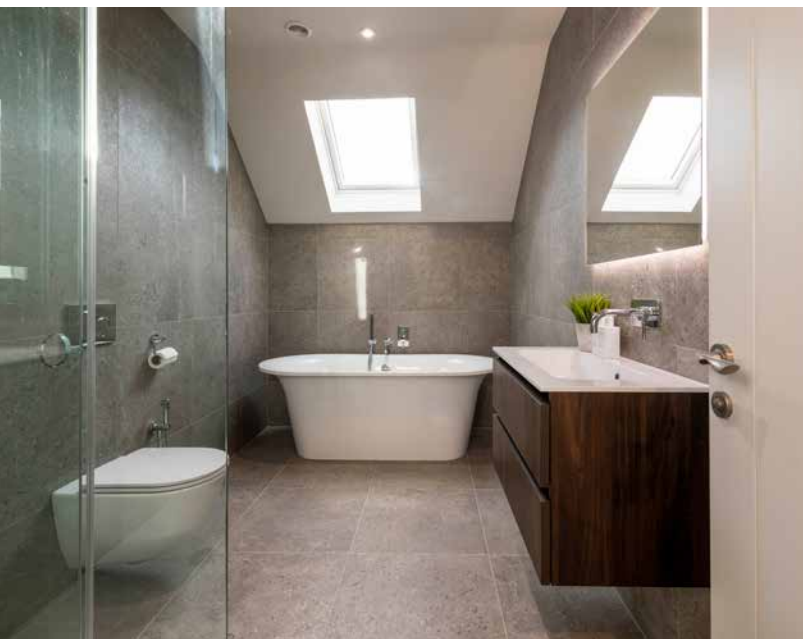


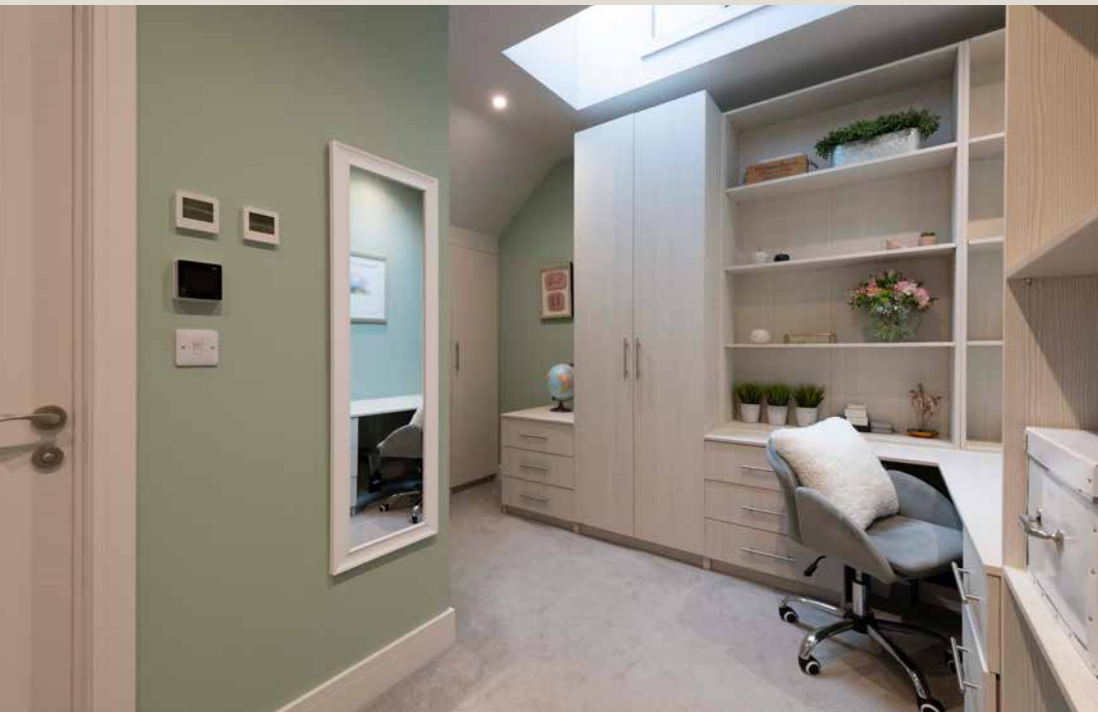


BEDROOM BLISS

Solid wood and glass encased stairs lead up from the entrance hallway, dividing part way and leading up to either side, with low level sensor lighting guiding the way after dusk.

Turning left, two blissful double bedrooms await, spacious and airy with high ceilings, both served by a large bathroom. Soothe your senses in the large, freestanding bathtub, drenched in starlight from the Velux window above, with a separate shower, wash basin and lavatory also available. Each bedroom at The Long Barn offers idyllic views and is beautifully decorated for a chic boutique hotel feel.





To the other side of the staircase is the guest bedroom and the principal suite; both individually styled and generously sized, and served by dedicated dressing areas with fitted furniture alongside luxurious en suite bathrooms.



The principal suite is privately nestled along a mezzanine landing, separate from the main flow, and features a luxurious, marble-tiled en suite, with freestanding bathtub, separate walk-in shower, vanity unit wash basin and wall mounted lavatory.

STEP OUTSIDE

The expansive gardens are a highlight of The Long Barn, offering a subtle extension of the indoor entertaining space.

Incorporating terraces, Mediterranean inspired courtyards, lush lawn and enchanting orchard, the gardens offer a sense of privacy and escape from the wider world, whilst the

careful landscaping ensures this outdoor oasis enables low maintenance leisure.

With ample space for children to roam and explore safely, there is also a gate opening up from the driveway, offering direct, private access to Rutland Water, as well as a gate down into the village.





A BOUTIQUE RETREAT

Within the garden, discover a self-contained, two-bedroom annexe, with large open-plan living-dining-kitchen and shower room; ideal for visiting family and friends, children returning home from university or travels and even dependent relatives. Aptly named Robin Barn, soak up the sound of birdsong as you enjoy a morning coffee in the courtyard garden.

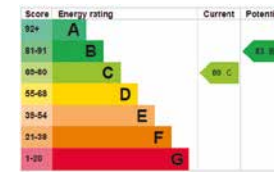


THE FINER DETAILS

Freehold
 Detached
 Grade II listed
 Conservation area
 Dating back to 18th or 19th century
 (Source: Historic England)
 Converted 2015
 Plot approx. 0.59 acre

Gas central heating
 Underfloor heating
 Mains electricity, water and sewage
 Electric Velux Integra windows with rain sensors feature throughout
 Rutland County Council, tax band F
 EPC rating C

Ground Floor: approx. 404.0 sq. metres (4348.7 sq. feet)
 First Floor: approx. 158.4 sq. metres (1704.5 sq. feet)
 Total area: approx. 562.4 sq. metres (6,053.2 sq. feet)
 Garage: approx. 53.5 sq. metres (575.8 sq. feet)



ON YOUR DOORSTEP

Escape to the shores of Rutland Water, Europe's largest man-made lake, for sailing adventures, bike rides, picnics and rambles, surrounded by nature... and just a hop, skip and a jump from the comforts of The Long Barn.

Explore Whitwell Harbour, enjoy a round of golf or even take on the inflatable watersports challenge at the Rutland Watersports and Aqua Park. With The Noel pub close by and easy access to the market towns of Oakham and Stamford, there is a wide array of boutique restaurants, bars, cafés and bistros to choose from.

Families are well placed for local schools, with the renowned Oakham, Oundle, Uppingham and Stamford independent schools close by alongside a variety of state schools.

Commute with ease along the A1, just six miles from the village, or catch a mainline link from Peterborough Station into London King's Cross. Stamford and Oakham stations also offer links to Peterborough Station.

LOCAL DISTANCES

- Oakham 4 miles (7 minutes)
- Stamford 7 miles (13 minutes)
- Uppingham 9 miles (15 minutes)
- Peterborough 21 miles (29 minutes)
- Oundle 22 miles (31 minutes)



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