



HEREWARD HOMES



VILLAGE FARM  
BISBROOKE

Four distinctive barn-style homes



**The Courtyard**  
Plot A

**The Granary**  
Plot D

**The Old Dairy**  
Plot C

**Cherry Barn** Plot B

*The four new homes at Village Farm are set out around a discrete cul-de-sac which is situated off Bisbrooke's historic Main Street.*





# Welcome to Village Farm

Hereward Homes has selected the beautiful county of Rutland to create Village Farm, a new development of only four spacious barn-style homes set around a discreet cul-de-sac. Nestling in a gently undulating landscape Bisbrooke is a quiet rural location which is perfectly located to provide easy road access to the thriving market towns of Oakham, Uppingham and Corby and the dynamic cities of Leicester and Peterborough.

The four new homes feature barn-style designs which reflect the site's historic farmyard origin. Our design team has many years' experience working on similar developments and have sensitively designed the house styles to incorporate traditional materials found on many local residential and agricultural buildings - including attractive ironstone with its distinctive blue veins, which can be found across Rutland, neighbouring counties, and even as far afield as the Cotswolds. To complement the ironstone, oak window heads, Spanish blue slates, timber cladding, stone quoins and stone cills ensure that the new homes blend in with their surroundings.

Offering a choice of kitchens and tiles, each four and five bedroom home at Village Farm offers a nod to the past whilst being built for the future. The houses reflect Rutland's distinctive vernacular on the outside, but inside they are light-filled living spaces that benefit from a high specification of finish, including luxury kitchens, stylish bathrooms and relaxing bedrooms, many with their own en suites and dressing rooms. Homeowners will benefit from a host of high tech features including air source heat pumps, induction hobs, car charging points and electronic remote controlled garage doors.

Our architects have created exciting and unique floor layouts with floor areas rarely found in new build homes, ranging from 3,331ft<sup>2</sup> - 4,097ft<sup>2</sup>. Each property has a unique design, highlights include:

- **High specification kitchens** including fully integrated appliances, CTD floor tiles, granite worktops and upstands
- **Luxury bathrooms and ensembles** including white Duravit, or similar, sanitaryware with chrome fittings, Aqualisa showers with chrome shower screens and a choice of CTD ceramic tiles to walls and floors.\*
- **Stunning bedrooms** with ensembles, dressing rooms and fitted wardrobes to many of the rooms.
- **Bi folding and French doors** providing views to the gardens and courtyard garden to Plot A.
- **Cosy living spaces** with wood burners, air source pump heating and heated towel rails.
- **Built for the future** with fitted car chargers.
- **Superb outdoor spaces** with large lawned areas, patios and parking spaces for several cars.

\* Dependent on stage of construction

# At home in the countryside



Rutland's rural landscape is dominated by undulating hills dotted with villages, historic market towns, church towers, rivers, lakes, open fields and woodlands.

A picturesque and historic village situated in England's smallest county, Bisbrooke is the perfect rural retreat which is home to a mix of architectural styles including 18th century ironstone cottages, historic farm buildings, Victorian period houses and more recent dwellings. The village has stunning countryside views to all aspects and there are several pleasant walks from the village, including one by a field route into Uppingham.

Situated on a ridge, Bisbrooke lies between 2 brooks which join up to the east of the village and feed into the River Welland as it meanders towards Stamford. At the heart of the village lies the Church of St. John the Baptist. The current red brick building was built in 1871, in the 14th century Gothic, as a replacement for a 13th century church, with its tower added over 40 years later. Just a short walk away, Bisbrooke Hall is the village's most prominent house and was considered to be of such architectural importance that it was mentioned in the Buildings of England, one of Pevsner's Architectural Guides.

Today, the village is a highly sought-after place to live and is home to a small community enjoying all the benefits of rural living only a short distance

from the thriving market town of Uppingham. Since 1281 the town has been home to a market which now runs every Friday with a range of stalls offering locally grown produce, meats, fish, artisan bread, fashion, flowers and much more. The town is home to many essential amenities including a supermarket, independent shops, pubs, hotel, restaurants, health centre and pharmacy. Larger supermarkets, High Street shops, banks and building societies can be found nearby in Oakham, Market Harborough and Corby.

Since the 16th century, Uppingham has enjoyed an excellent reputation for delivering high quality education and is home to an independent school, C of E Primary school and Community College. Slightly further afield, Oakham, Stamford, Oundle and Corby offer a further selection of nurseries, preschools, schools and colleges.

*If you are looking for an idyllic rural life, where you can fully wind down whilst remaining connected to town and city life, then Bisbrooke is the perfect location.*



# Out and about



**Uppingham** is one of Rutland's historic and cultural treasures which attracts locals and visitors to its weekly market and High Street shops. It also benefits from essential amenities including a Post Office and wide range of independent businesses from art galleries, jewellers and craft stores to cafés, restaurants and bars. Since the 16th century it has enjoyed an excellent reputation for delivering high quality education and is home to an independent school, C of E Primary school and Community College.



Village Farm lies only a short drive from thriving market towns and areas of outstanding natural beauty.



**Corby** is a town that doesn't stand still. A prime example of its vision can be found in the architecture of its buildings such as The Cube. The distinctive glass building is home to an entertainment space which programmes an eclectic mix of drama, music and comedy. There is a wealth of other amenities throughout the town including a multi-screen cinema, international standard indoor pool, restaurants, High Street shops and a choice of large supermarkets.

**Rutland Water** is one of the region's most popular visitor destinations. One of the largest man made lakes in Europe, set in over 3,000 acres of beautiful rolling countryside, it offers a wide choice of activities around and on the water. Whether enjoying a waterside coffee and cake, visiting a Michelin Star restaurant or just being close to nature, walking, jogging, cycling, fishing or sailing, there is always something to do - all year round.



*Historic Uppingham is just a short distance from Bisbrooke and home to a range of independent shops, art galleries, jewellers, craft stores, cafés, restaurants and bars.*



# Village Farm layout

## KEY

### Plot A - The Courtyard

Living space: 4,097ft<sup>2</sup> - 380m<sup>2</sup>

Garages: 535ft<sup>2</sup> - 49m<sup>2</sup>

### Plot B - Cherry Barn

Living space: 3,331ft<sup>2</sup> - 309m<sup>2</sup>

Garages: 389ft<sup>2</sup> - 36m<sup>2</sup>

### Plot C - The Old Dairy

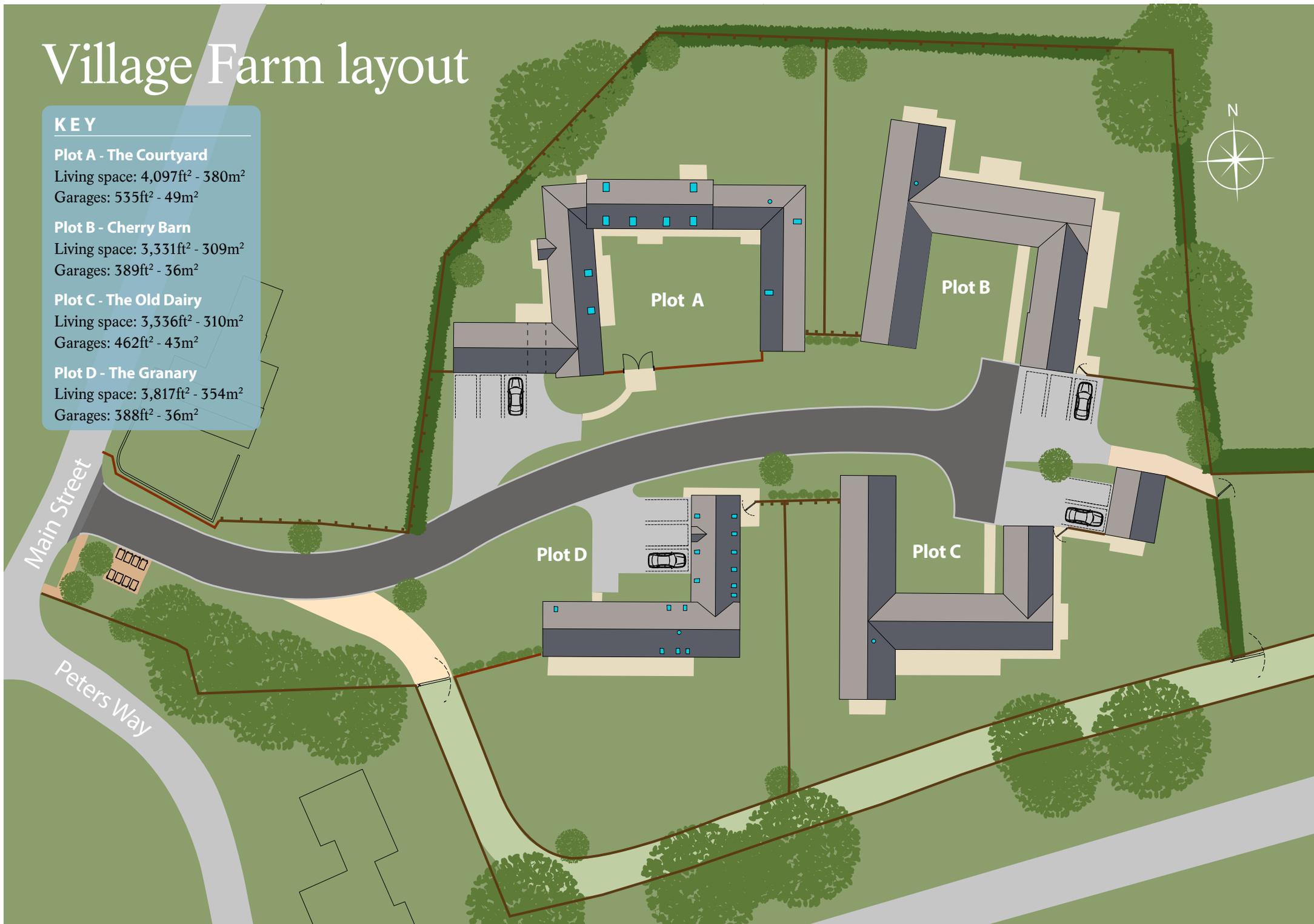
Living space: 3,336ft<sup>2</sup> - 310m<sup>2</sup>

Garages: 462ft<sup>2</sup> - 43m<sup>2</sup>

### Plot D - The Granary

Living space: 3,817ft<sup>2</sup> - 354m<sup>2</sup>

Garages: 388ft<sup>2</sup> - 36m<sup>2</sup>



# It's all in the detail

The four new homes at Village Farm have been carefully designed with exteriors that reflect the beauty of the local vernacular. Inside, the houses are filled with light from glazed French doors, bi fold doors, window lights\* and double height barn-style windows.\* The homes are very much connected with nature, with enclosed gardens and patio areas, and views to the surrounding open countryside to many aspects. High quality materials, with touches of luxury throughout, means that purchasers can enjoy the very best of contemporary country living in their new homes.

## EXTERIOR

### Construction

- Ironstone construction with oak lintels, Douglas Fir boarding, natural sandstone cills and quoins.
- Natural Spanish slate roofs.

### Windows

- Aluminum triple glazed windows and screens in Gardenia colour.

### Front doors

- Cottage style composite oak coloured front door with chrome ironmongery, except Plot D which features aluminium double glazed door within main screen.

### Garages

- Electrically operated Garador M-Rib Insulated Sectional Door in Winchester Oak Timber Effect.
- Douglas Fir board cladding.

### Paths & driveways

- Herringbone design Rustic Gold block paved access road and driveways.
- Footpaths & patio areas to be Rippon Buff natural stone paving.

### Landscaping and gardens

- Front gardens are turfed.
- All gardens enclosed by post and rail or close boarded fencing.
- Each house has an outside tap.
- Garden walls in red brick.

## INTERIOR

### Doors

- Oak cottage style doors with chrome lever door handles.
- Triple glazed aluminium French doors and bi-fold doors finished in Gardenia colour.

### Finishing touches

- All rooms include moulded skirtings and architraves in white satin paint finish.
- All walls white matt and ceilings white matt.
- Choice of cornice to lounge and coving to all other rooms.
- Smooth plaster finish to ceilings.

### Kitchens

- Stylish fitted kitchens with granite worktops and 100mm upstand, including eye level cooker, induction hob, extractor hood, dishwasher, fridge and freezer.
- Utility rooms have space for washing machine and tumble dryer with post formed top and 100mm matching upstand.
- CTD floor tiles to kitchens and utility rooms.

### Bathrooms

- Stylish white Duravit (or equivalent spec) sanitaryware with chrome fittings.
- Aqualisa showers with chrome shower screens.
- All bathrooms and en suites to have choice of CTD ceramic tiles to walls and floors.
- Fully tiled to showers and half tiled elsewhere.

### Heating

- Air Source heating system with underfloor heating to the ground floor and radiators fitted with individual thermostatic valves to first floor.
- Stone surround and hearth to living room with wood burner.
- Chrome Towel rail to en-suites and bathrooms.

### Electrical & Lighting

- White recessed LED lights in kitchens & bathrooms.
- External chrome up and down lights to front & rear.
- Lighting and power to garage.
- Internet/Cat6 and TV points to sitting rooms, family room and bedrooms.
- Plaster Wall lights to sitting rooms.
- Outside electric point and car charging point.

### Security

- An intruder alarm fitted with motion detectors.

### Warranty

- Each property will benefit from a ten-year warranty issued on completion.



Choice of kitchen and wall/floor tiles is dependent upon stage of construction. Please note Hereward Homes policy is one of continuous development and improvement and we reserve the right to change the specification of properties without notice. The information within this brochure is carefully prepared but its contents do not form part or constitute representation of any warranty or contract.

Dimensions are scaled from architect's drawings and although they are as accurate as practicable they may vary depending upon internal finishes.

\*On some house types.

Images show previous developments

# The Courtyard

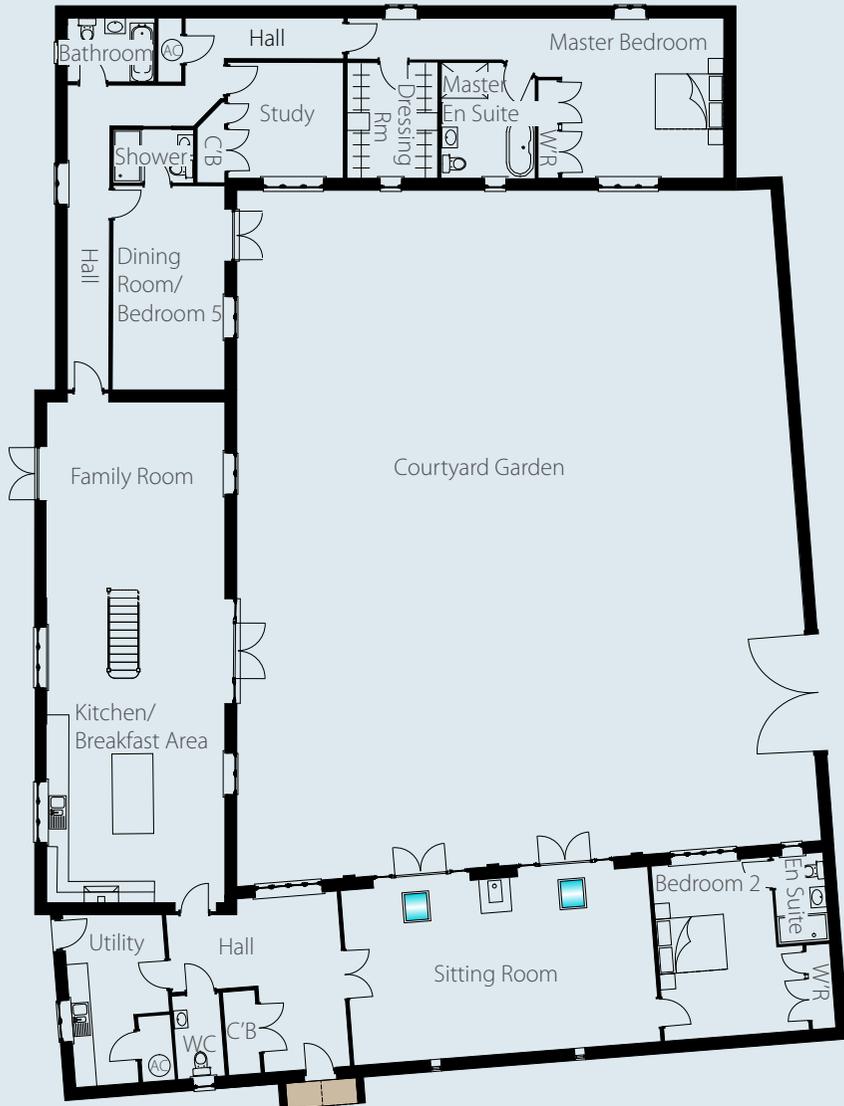
(Plot A)



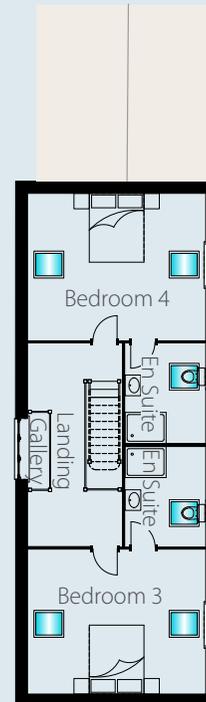
5 bedroom one and two storey house: 4,632ft<sup>2</sup>- 429m<sup>2</sup> (including garage space)

# The Courtyard (Plot A)

## Ground Floor



## First Floor

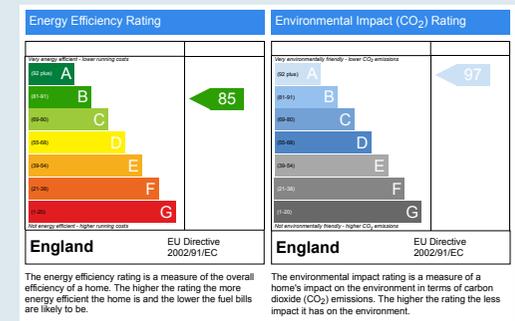


Ground Floor	Metric	Imperial
Sitting Room	8.95m x 4.95m	29'3" x 16'2"
Kitchen/Breakfast Area	5.73m x 5.25m	18'7" x 17'2"
Family Room	8.77m* x 5.25m*	28'7"* x 17'2"*
Dining Room/Bedroom 5	5.90m x 3.35m	19'3" x 10'9"
Study	4.10m* x 3.35m	13'4"* x 10'9"
Utility	4.95m* x 2.85m*	16'2"* x 9'3"*
Bathroom	2.45m x 1.80m	8'5" x 4'9"
WC	2.45m x 1.35m	8'0" x 4'4"
Shower Room	2.60m x 1.50m	8'5" x 4'9"
Master Bedroom	5.40m* x 4.60m	17'7"* x 15'0"
Master En Suite	3.35m* x 2.75m*	10'9"* x 9'0"*
Master Dressing Room	3.35m x 2.50m	11'4" x 10'9"
Bedroom 2	4.95m x 4.95m	16'2" x 16'2"
Bedroom 2 En Suite	2.46m x 1.62m	8'1" x 5'4"
Garage	8.97m x 6.00m	29'4" x 19'6"

First Floor	Metric	Imperial
Bedroom 3 <sup>†</sup>	5.25m x 4.24m	17'8" x 13'9"
Bedroom 3 En Suite <sup>†</sup>	2.83m x 2.13m	9'2" x 7'0"
Bedroom 4 <sup>†</sup>	5.25m x 4.24m	17'2" x 13'9"
Bedroom 4 En Suite <sup>†</sup>	2.83m x 2.13m	9'2" x 7'0"

### Key

- \* Max
- W'R - Wardrobe C'B - Cupboard
- AC - Airing Cupboard
- † - Reduced ceiling height in places



Please note that floorplans for each plot are not to the same scale.

# Cherry Barn

(Plot B)



4 bedroom single storey house: 3,720ft<sup>2</sup> - 345m<sup>2</sup> (including garage space)

# Cherry Barn (Plot B)

## Ground Floor

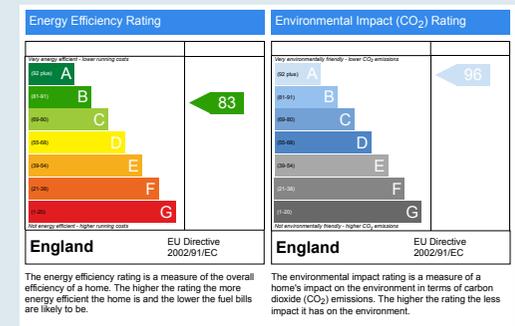


### Ground Floor

	Metric	Imperial
Sitting Room	9.05m x 4.45m	29'6" x 14'5"
Kitchen	6.00m x 5.25m	19'6" x 17'2"
Family Room	6.10m x 4.55m	20'0" x 14'9"
Dining Room	4.57m x 3.60m	15'0" x 11'8"
Study/Bedroom 4	4.65m* x 3.70m	15'2"* x 12'1"
Pantry	1.85m x 1.70m	6'1" x 5'6"
Utility	3.25m* x 1.70m	10'6"* x 5'7"
WC	2.37m x 1.35m	7'7" x 3'7"
Master Bedroom	5.95m**x 5.25m	19'5"***x 17'2"
Master En Suite	3.45m x 2.5m	11'3" x 8'2"
Master Dressing Room	3.45m x 2.0m	11'3" x 6'5"
Bedroom 2	5.95m x 3.80m**	19'5" x 12'4"***
Bedroom 2 En Suite	2.90m x 1.95m	9'5" x 6'3"
Bedroom 2 Dressing Room	2.90m x 1.95m	9'5" x 6'3"
Bedroom 3	4.80m* x 4.65m	15'7"* x 15'2"
Bathroom	4.65m* x 2.15m	15'2"* x 7'0"
Garage	6.25m* x 6.00m	20'5"* x 19'6"

### Key

- \* Max
- \*\*Min
- C'B - Cupboard
- AC - Airing Cupboard
- W'R - Wardrobe
- - Sun tube



Please note that floorplans for each plot are not to the same scale.

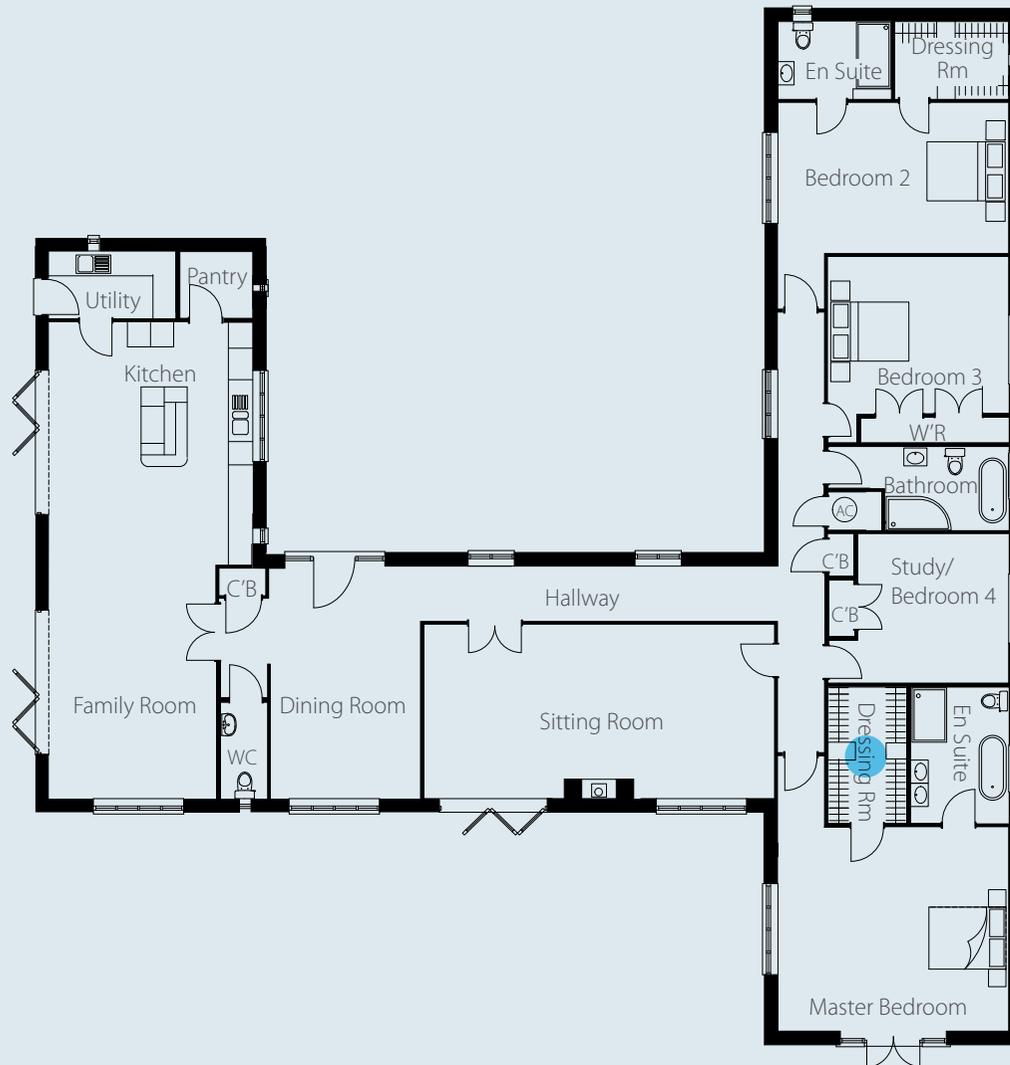
# The Old Dairy

(Plot C)



4 bedroom single storey house: 3,798ft<sup>2</sup> - 353m<sup>2</sup> (including garage space)

## Ground Floor

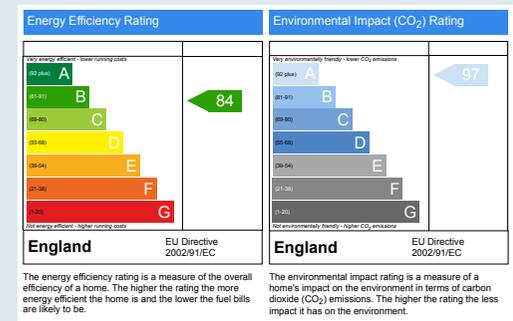


### Ground Floor

	Metric	Imperial
Sitting Room	9.05m x 4.45m	29'6" x 14'5"
Kitchen	6.00m x 5.25m	19'6" x 17'2"
Family Room	6.10m x 4.55m	20'0" x 14'9"
Dining Room	4.57m x 3.60m	15'0" x 11'8"
Study/Bedroom 4	4.65m* x 3.70m	15'2"* x 12'1"
Pantry	1.85m x 1.70m	6'1" x 5'6"
Utility	3.25m* x 1.70m	10'6"* x 5'7"
WC	2.37m x 1.35m	7'7" x 3'7"
Master Bedroom	5.95m** x 5.25m	19'5"*** x 17'2"
Master En Suite	3.45m x 2.5m	11'3" x 8'2"
Master Dressing Room	3.45m x 2.0m	11'3" x 6'5"
Bedroom 2	5.95m x 3.80m**	19'5" x 12'4"***
Bedroom 2 En Suite	2.90m x 1.95m	9'5" x 6'3"
Bedroom 2 Dressing Room	2.90m x 1.95m	9'5" x 6'3"
Bedroom 3	4.80m* x 4.65m	15'7"* x 15'2"
Bathroom	4.65m* x 2.15m	15'2"* x 7'0"

### Key

- \* Max
- C'B - Cupboard
- AC - Airing Cupboard
- W'R - Wardrobe
- - Sun tube



Please note that floorplans for each plot are not to the same scale.

# The Granary

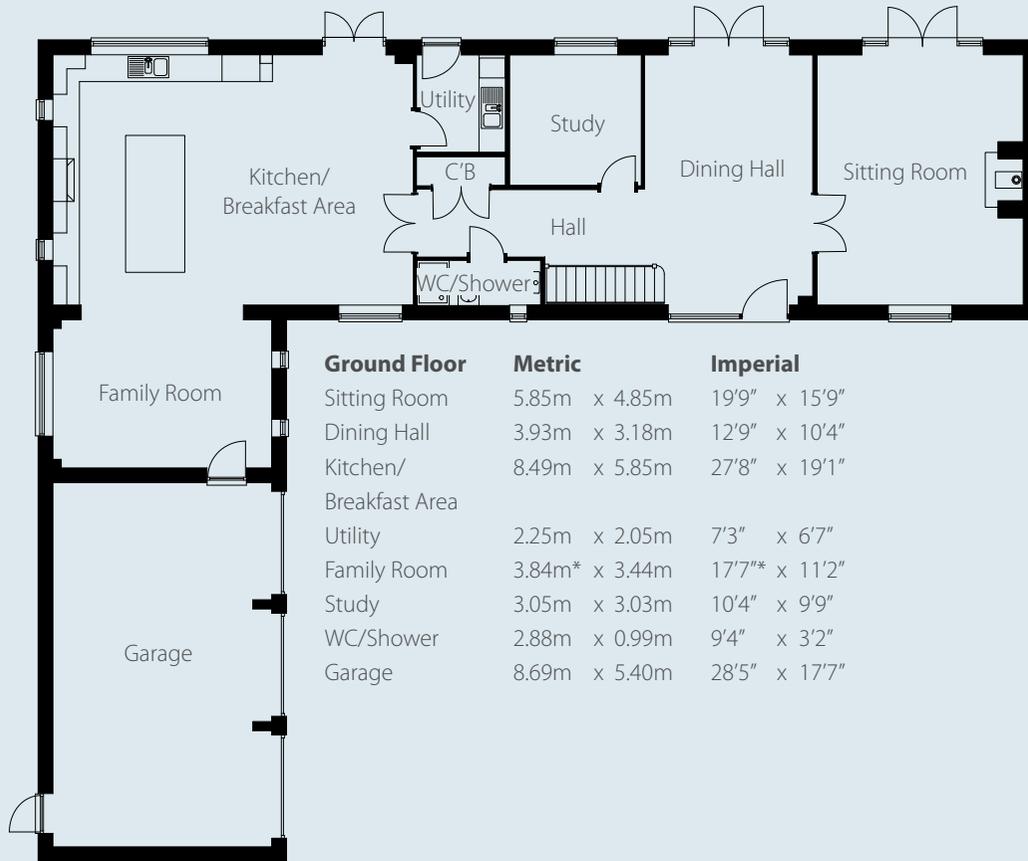
(Plot D)



4 bedroom two storey house: 4,205ft<sup>2</sup> - 390m<sup>2</sup> (including garage space)

# The Granary (Plot D)

## Ground Floor



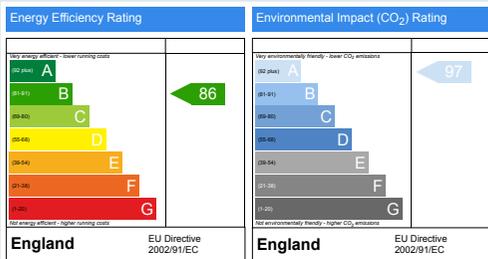
Ground Floor	Metric	Imperial
Sitting Room	5.85m x 4.85m	19'9" x 15'9"
Dining Hall	3.93m x 3.18m	12'9" x 10'4"
Kitchen/ Breakfast Area	8.49m x 5.85m	27'8" x 19'1"
Utility	2.25m x 2.05m	7'3" x 6'7"
Family Room	3.84m* x 3.44m	17'7"* x 11'2"
Study	3.05m x 3.03m	10'4" x 9'9"
WC/Shower	2.88m x 0.99m	9'4" x 3'2"
Garage	8.69m x 5.40m	28'5" x 17'7"

## First Floor



First Floor	Metric	Imperial
Master Bedroom	7.46m** x 5.35m*	24'** x 17'5'*
Master En Suite	3.48m x 2.76m	12'0" x 9'7"
Master Dressing Room	3.48m** x 2.02m	12'0'"** x 6'0"
Bedroom 2	5.85m* x 4.82m*	19'9"* x 15'8'*
Bed 2 En Suite	3.06m x 2.43m	10'0" x 7'9"
Bed 2 Dressing Room	3.61m x 2.02m	8'5" x 6'6"
Bedroom 3	3.78m x 3.07m	12'5" x 10'1"
Bed 3 En Suite	2.87m x 1.92m	9'4" x 6'2"
Bed 3 Dressing Room	2.22m x 1.92m	7'2'" x 6'2"
Bedroom 4	4.32m x 3.74m	14'1" x 12'2"
Bed 4 En Suite	2.08m x 1.70m	6'8" x 5'5"

- Key**
- \* Max
  - \*\*Min
  - reduced ceiling height
  - C'B - Cupboard
  - AC - Airing Cupboard
  - W'R - Wardrobe



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Please note that floorplans for each plot are not to the same scale.



How to find Village Farm  
Main Street, Bisbrooke, Rutland, LE15 9EP



# Location

Bisbrooke enjoys all the benefits of a quiet rural location but it is also well situated for access to the major road and rail network. Village Farm is located just a short distance from the A47 which connects to the A1, Leicester, Peterborough and beyond. There is also a choice of major railway stations located in Peterborough, Corby, Oakham, Stamford and Market Harborough, which collectively provide regular services to London (King's Cross and St. Pancras), Cambridge and the North, East, North West, Midlands and Stansted Airport.



Bisbrooke offers convenient road access to:

- Uppingham (2.2 miles)
- Oakham (7 miles)
- Rutland Water, Normanton (8 miles)
- Corby station (9 miles)
- Stamford (11 miles)
- Market Harborough (16 miles)
- Leicester (21 miles)
- Peterborough city centre (22 miles)



For rail users, regular services run from the mainline stations at Peterborough serving London King's Cross (48 minutes\*) and the north, and to London St Pancras from Corby (74 minutes\*), Market Harborough (61 minutes\*) and Leicester (64 minutes\*). There are also services from Oakham to the Midlands, North West, Birmingham, Cambridge and Stansted and from Market Harborough to Nottingham.

There is a Hopper bus service to Uppingham.

\*Denotes fastest journey times.



International and domestic flights are available from East Midlands Airport (39 miles), Birmingham Airport (58 miles), Luton Airport (68 miles) and Stansted Airport (80 miles).

Please note: transport information and example times may be subject to change, but are correct at date of publication.



# About us



An award-winning developer, Hereward Homes has an extensive portfolio of new homes in beautiful rural settings, historic market towns and villages in many of England's finest counties including Rutland, Lincolnshire, Northamptonshire, Cambridgeshire and Leicestershire. Since 2001 our architects have designed hundreds of traditional and contemporary homes for discerning house buyers who are looking for individual homes that offer the best in town and country living.

Village Farm draws on our many years of experience converting unloved agricultural sites into new distinctive developments, which not only reflect the heritage of the former buildings and surroundings, but also provide new high quality homes that become an integral part of the communities within which they are located.



Images show past Hereward Homes developments







## VILLAGE FARM



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The information within this brochure, layouts and specifications are carefully prepared but its contents are for illustration purposes only and do not form part of any contract. Dimensions are scaled from architect's drawings and although they are as accurate as practicable they may vary depending upon internal finishes. Transport information may be subject to change, but is correct at date of publication.