



STADDLESTONES BARN

COTTESMORE



In the heart of Cottesmore, rustic living is reimagined at the resplendent Staddlestones Barn, a charming four bedroom home.



PEACEFUL RETREAT

Tucked back from the road, along a block paved driveway, discover a garage alongside a sheltered car port.

From the main entrance hallway, the cosy sitting room beckons to the right, infused with warmth in the winter months from the glow of the log-burning stove nestled within a brick surround. Beams enhance rather than enforce their presence, for an infusion of country character throughout the home.



WHERE FAMILY LIFE UNFOLDS

Bridging the practical culinary hub of the kitchen, with its spacious central island, country-style cabinetry and array of appliances including wine cooler and Rangemaster cooker, an ornate archway with glazed doors leads through into the open and characterful dining room, with exposed brick wall, chandelier lighting and overhead beams. An atmospheric space for entertaining, light streams in through a window overlooking the south-facing garden.

Brick stairs lead up to a spacious and versatile family room, with log-burning stove and mezzanine level where a tall window pours light down from above, framing garden views. Flexible, characterful and brimming with possibilities for work, relaxation or children's play, the flow and connection of Staddlestones Barn offers great scope for use.



PRACTICAL PLACES

A home made for modern family life, practical elements aid day to day living, with the convenience of a utility room to keep the clutter hidden away from the entertaining spaces and a handy downstairs cloakroom nestled off the entrance hallway.



Returning along the landing, a second spacious guest bedroom features built-in wardrobes, with access to the family bathroom.

Recently fitted, soak away the aches in the freestanding bathtub with showerhead attachment, bathed in light from the large Velux window above. A separate sauna adds an extra layer of luxury.

Stairs lead up to a bright and bountiful double bedroom where abundant storage can be found along the eaves. Overhead, light streams in through the large Velux window above. Storage can be found throughout the home, with the fourth of the double bedrooms again featuring built-in wardrobes. With verdant views over the leafy greenery from the window, this private and peaceful bedroom also features its own shower room en suite.

BEDTIME BECKONS

Retracing your steps to the entrance hallway, stairs lead up to the first-floor landing, where the principal suite is privately positioned to the left.

The first of four capacious double bedrooms, wake up to peaceful views out over the sunny, south-facing garden. Ample storage can be found in the built-in wardrobes with a private shower room en suite.





SUNSHINE, SHELTER AND SHADE

Securely gated to the side, the cocooned garden is an oasis of calm, where shelter and shade can be sought beneath the boughs of the mature trees including a copse of young silver birch. A serene sun trap, enjoy al fresco dining on the terrace or seek a moment of quiet contemplation in the summer house, overlooking the lawn within the peace and tranquillity of the walled garden.



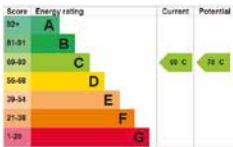
What we love...

Emanating comfort from its array of rustic elements, original features and characterful quirks, Staddlestones Barn is a home with true versatility at its heart. Designed to ebb and flow with the comings and goings of modern family living, with a sunny and secure garden ideal for children and pets, Staddlestones Barn is a home that moulds itself to your needs as life takes on its own twists and turns.

THE FINER DETAILS...

Freehold
Detached
Conservation area
Plot approx. 0.14 acre
Gas central heating
Mains electricity,
water and sewage
Rutland County Council,
tax band G
EPC rating C

Ground Floor: approx. 119.7 sq. metres
(1,288.1 sq. feet)
First Floor: approx. 131.8 sq. metres
(1,419.2 sq. feet)
Total Home: approx. 251.5 sq. metres
(2,707.3 sq. feet)
Garages: approx. 18 sq. metres
(193.8 sq. feet)



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NEAR AND FAR

Cottesmore, the largest village in Rutland, has a rich history, famed in the past for its trade, farming and quarrying, and has a picturesque feel, in no small part due to its collection of thatched cottages and listed buildings. A thriving village, Cottesmore is home to a Post Office and village store, friendly pub, chip shop and primary school. It also has its own village hall, sports and social club and tennis courts and an active community with many resident-led activities to get involved in, including a wine circle, history group, gardening and ramblers' club.

Within easy reach of the market towns of Stamford and Oakham, families are well served by a range of state and fee-paying schools including the independent Stamford School. Oakham School and Uppingham School. Commuting is convenient, with Cottesmore linked via the A1 to Grantham and Peterborough, with its mainline train services to the capital.

LOCAL DISTANCES

- Oakham 4 miles (8 minutes)
- Stamford 10 miles (18 minutes)
- Uppingham 10 miles (17 minutes)
- Grantham 17 miles (26 minutes)
- Peterborough 25 miles (35 minutes)



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