



## Rutland House Town End, Shirland

£780,000 Freehold

Stunning renovated farmhouse with barn annexe (holiday let), gym, three gated driveways, garage, landscaped gardens, hot tub, and luxury interiors in idyllic Shirland village. No chain.

Council Tax band: D

Tenure: Freehold

## NO CHAIN – FANTASTIC GYM....Stunning Newly Renovated Farm House with Barn Annexe in an Idyllic Village Setting

Pinewood Properties proudly present Sycamore Farm House, a beautifully restored stone farmhouse in the village of Shirland. This exceptional home seamlessly blends period charm with modern open-plan living, featuring exposed beams, stone walls, vaulted ceilings and fireplaces alongside stylish interiors. A fully renovated detached barn, currently a holiday let, adds flexibility, while multiple gated driveways, spacious gym, a garage, and landscaped gardens provide endless opportunities.

The main house boasts a stunning open-plan kitchen and living space, complete with shaker-style cabinetry, granite work surfaces, a Belfast sink, integrated appliances, and a central island. The living area features a red brick fireplace with a multi-fuel burner, while the dining room, with its bespoke bar area, opens onto a private garden with a hot tub. A ground-floor double bedroom offers convenience, while upstairs, a galleried landing leads to a reading nook and games room. The principal bedroom includes a his-and-hers walk-in wardrobe, bedroom two features built-in wardrobes. The home is completed with luxury bathrooms and en-suites, featuring freestanding bathtubs, sleek black fittings, and rain head showers.

The barn annexe, currently a holiday let, (income can be provided) includes a double bedroom with French doors, a vaulted living/dining space, exposed beams and skylights, and a modern kitchen with integrated appliances, and a feature brick wall. A stylish shower room and private courtyard provide a peaceful retreat.

Externally, the property offers three gated driveways, a 1.5 garage with lighting and power, outbuilding/gym, a large shed and potting shed, offering business or development potential. The landscaped grounds, featuring a middle courtyard, private lawn, and hot tub, create a tranquil haven.

*VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND*





### HOUSE - ENTRANCE HALL/BOOT ROOM

19' 8" x 18' 6" (6.00m x 5.65m)

A charming and practical entrance space featuring exposed stone walls and a stunning porcelain tiled floor. Natural light floods in through side and rear windows, three skylights, and additional picture windows, while black uPVC frosted windows and a frosted glazed door provide privacy. Bespoke fitted storage cupboards offer ample space for coats and boots, seamlessly blending style with functionality. Light grey shaker-style base units house an integrated washer, complemented by wooden and stone window sills. Period-style wall-mounted radiators complete this welcoming and well-appointed entrance, which leads through a feature doorway into the open-plan kitchen living room.



### HOUSE - KITCHEN/LIVING ROOM

Dimensions: 8.40 x 4.18 (27'6" x 13'8"). Kitchen Area - This superbly designed kitchen features an elegant range of light grey shaker-style wall and base units, paired with luxurious quartz work surfaces and a Belfast inset sink with a gold mixer tap. A contrasting dark grey central island offers ample seating space and additional storage, making it the heart of the home. Integrated appliances include a dishwasher, convection microwave oven, fridge/freezer, electric oven, and a four-ring induction hob with an extractor chimney overhead. The standout feature is the impressive ST12 stove, enhancing both functionality and charm. Exposed beams and trusses add character, while a double-glazed window to the front elevation fills the space with natural light. Living Area - A beautifully presented space with a porcelain





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TOTAL FLOOR AREA : 266.4 sq.m. (2867 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

