



Tucked quietly beneath a modest archway on the edge of Barrow, The Lambing Shed reveals far more than its humble name suggests. What was once a working farm building is now a handcrafted sanctuary - a thoughtful reinterpretation of rural craft and contemporary design, bringing light, warmth and texture to the heart of the Rutland countryside.

A SYMPHONY OF LIGHT AND SPACE

Inside, The Lambing Shed dissolves the boundary between indoors and out. Former agricultural openings have been thoughtfully reimagined as full-height glazing, allowing light to wash across pale limestone floors and soft lime-plastered walls. Underfloor heating runs throughout, creating a gentle, enveloping warmth beneath foot.

The entrance hall, with its horizontal timber panelling and exposed stonework, sets the tone: calm, tactile and beautifully observed. Spaces flow intuitively - open yet subtly zoned - with bi-folding doors opening to al fresco dining areas and a sheltered courtyard terrace.

At the far end, an apex of double-height glazing captures long views over the garden and countryside beyond. A log-burning stove anchors the room, rising to meet the timber-clad ceiling above; exposed stone reminds you of the building's humble agricultural past. It is a home designed for slow mornings, shared suppers and unhurried conversation.



FEAST YOUR EYES

The kitchen is a carefully curated blend of materials and craft. The island features oak cabinetry, while surrounding units combine oak and smoked larch with sleek stone surfaces. An ingenious breakfast cupboard hides behind sliding wooden pocket doors, while pop-up storage and open shelving offer both ease and elegance. Siemens and Neff appliances stand ready to meet every culinary demand.

A cosy library nook sits just off the hallway - the perfect spot to pause with a book - alongside a guest cloakroom. Even transitional spaces are thoughtfully composed, where natural limestone flooring in soft cream and grey tones flows seamlessly from one area to the next. Each slab was precision-cut to create subtle strip detailing, allowing hues to blend gently without hard lines, softly illuminated by discreet low-level lighting that guides you through the home.



BED, BATH AND BEYOND

The first guest bedroom has a cocooning warmth, where timber-clad walls and exposed beams create a cabin-like atmosphere, lifted by a sculptural woven pendant. Full-height glazing draws daylight deep into the room. Its en suite is a beautifully executed wet room, where porcelain tiling and muted tones enhance the quiet, retreat-like feel.

Timer lighting leads along the hallway to the laundry room, neatly fitted with storage and appliances and discreetly located to one corner of the home.

A formal entrance area reintroduces the original barn door, with bench seating, hanging space and shelving for baskets and footwear. Above, a mezzanine stands ready for future adaptation.



BEDTIME BECKONS

A second guest bedroom offers a complementary aesthetic: ski-lodge luxury with a wall of fitted wardrobes beneath a pitched, timber-clad ceiling and a wide window overlooking the garden giving the room a soft, sunlit serenity.

The principal suite is conceived as a private sanctuary - spacious, light-filled and effortlessly composed. A vaulted

ceiling and soft lime-plastered walls create a gentle sense of elevation, while a deep cream carpet underfoot adds a layer of warmth and comfort. Mornings here begin softly - light filtering through tall glazing, catching the plastered walls and soft textures of the room. The atmosphere is one of calm sophistication - luxurious without being ostentatious - where every detail contributes to an easy, unforced elegance.

Flowing directly from the bedroom, the principal bathroom feels like part of a private suite rather than a separate space. Generous in scale and serene in tone, it pairs limestone flooring with refined fixtures and twin basins beneath a timber-clad vaulted ceiling. A walk-in shower and deep bathtub invite long, unhurried moments of pause. It's a space that soothes as much as it impresses - calm, tactile, quietly indulgent.





GLORIOUS GARDENSCAPE

Stepping outside, the owners' thoughtful approach to repurposing materials extends outdoors: raised borders have been crafted from bricks salvaged from former animal troughs within the barn - a quiet detail of ingenuity and care. This is truly a labour of love, and wholly unique.

The elevated position of The Lambing Shed ensures phenomenal country views, both from the home and the terrace flanked to either side by limestone and brick walls that retain the sun's heat long into the afternoon.

Beyond, an emerald green lawn stretches away beyond the ha-ha and gives way to a wildflower meadow threaded with mown pathways, while a natural pond completes the pastoral composition. Parking is plentiful along the gravel driveway, complemented by a larch-clad 2.5-width garage with wood store.

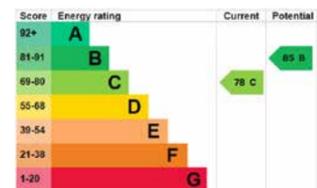


THE FINER DETAILS

Freehold
 Detached barn conversion
 Barn dates to Victorian period, residential conversion completed in 2025
 Plot approx. 0.57 acre
 Gas central heating
 Underfloor heating throughout
 Mains electricity and water
 Sewage treatment plant
 Rutland County Council, tax band E
 EPC rating C



Ground Floor: approx. 162 sq. metres (1,743.7 sq. feet)
 Garage: approx. 34.2 sq. metres (368.3 sq. feet)



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LIFE IN BARROW

Life in Barrow moves to a gentler rhythm. From the village, a network of footpaths and bridleways unfurls across open countryside - perfect for dog walks, cycling and exploration. Paths lead across fields to Market Overton, and along quiet lanes toward Ashwell, Wymondham and even as far as Belvoir Castle along the Viking Way. With so many routes beginning at your front door, there's little need to reach for the car - just the sound of birdsong, the rhythm of your footsteps and the freedom of Rutland's rolling landscape. Enjoy sailing, fishing, and cycling at nearby Rutland Water, before returning home to the peace and tranquillity of The Lambing Shed.

Children are well-served with several primary schools within a ten-minute drive, whilst there is an excellent choice of independent schooling nearby with boarding facilities available for girls and boys at the neighbouring market towns of Uppingham, Oakham, Oundle and Stamford.

Commute with ease from Oakham Railway Station with its connections to Peterborough, Birmingham, Leicester and Stansted Airport.

LOCAL DISTANCES

- Oakham 5.5 miles (9 minutes)
- Melton Mowbray 12 miles (22 minutes)
- Stamford 14 miles (21 minutes)
- Peterborough 27 miles (35 minutes)
- Leicester 30 miles (50 minutes)



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