



AEL-Y-BRYN
BARROW, OAKHAM, RUTLAND

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A large village home with flexible accommodation including a one-bedroom annexe with fantastic, far-reaching views, sitting in a quiet position is this small Rutland village.



- Entrance hall
- Kitchen/Diner
- Sitting room & Family room
- Dining room
- Utility room
- Downstairs WC
- Six double bedrooms
- 3 en-suites
- Family bathroom
- Separate 1 bed annexe
- Off-road parking
- EPC-D

Uppingham 11.4 miles

Stamford 13 miles

Peterborough 26 miles

Leicester 30 miles

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Ael-Y-Bryn

Main Street
Barrow
Oakham
Rutland
LE15 7PE

ACCOMMODATION

Enter the property into a large and light entrance hall with stairs rising to the first floor and access to the ground floor accommodation.

The ground floor comprises a dining room that sits to the front with an archway leading into the sitting room which effectively provides one large open plan space. There is an oak floor, windows to the front and side and double doors out to the garden. The sitting room also benefits from a feature fireplace with a multi fuel burning stove.

Sitting to the rear of the property is a snug that looks out over the garden and can be accessed either off the entrance hall or the kitchen.

The kitchen has a range of floor standing and wall mounted cupboards and drawers under quartz tops. There is an integrated dishwasher and space for a Rangemaster style cooker with extractor over.

Just off the kitchen is a utility room with a secondary sink, further cupboards and drawers and space and plumbing for both a washing machine and American style fridge/freezer. The ground floor accommodation is completed by a downstairs WC.

The first-floor accommodation comprises a large and light master bedroom with windows on two sides, the main window providing fantastic views over the Vale of Catmose, two large wardrobes and an ensuite shower room. There are a further three double bedrooms on the first-floor, all with built in storage. One of the bedrooms to the front of the property has its own sitting room space that you walk through to access it and an ensuite shower room.

The first floor is completed by the family bathroom that has a corner shower, a panelled bath, low flush lavatory and wash hand basin.

To the second floor there is a landing with a useful storage cupboard and a further two double bedrooms both with wash hand basins, built in storage and the most magnificent views.

The property also provides a flexible and useful annexe that is accessed off the rear porch. The annexe comprises a kitchen, a sitting room with French doors out to the side, a double bedroom and an ensuite wet room. The annexe is ideal for a dependant relative or even just overflow accommodation for guests.

OUTSIDE

To the outside, there is a large gravel driveway providing ample parking. The garden wraps around the back, side and front of the property and is predominantly laid to lawn but has mature floral and shrub borders. There is a lovely stone wall that makes up the rear boundary to the garden and also several patio areas, ideal for entertaining or sitting in the sunshine.

This generous and flexible village home is offered to the market with the agent's highest recommendation for an internal inspection.

LOCATION

Barrow is a delightful Hamlet in the heart of Rutland just two miles from Cottesmore and therefore within easy reach of the A1. The historic market town of Oakham is 5 miles away, providing excellent shopping facilities and local amenities whilst the East Coast Mainline runs through Peterborough and provides excellent links to London and the North East.

DIRECTIONAL NOTE

Head out of Oakham on the Burley Road and cross over the roundabout onto the Oakham Road (B668). Continue on this road and head into the village of Cottesmore. Take the left-hand turn sign posted to Market Overton. Travel along this road and turn left at the "Barrow Village Only" sign. This road will take you into the village of Barrow. Take a left-hand fork at the stone butter cross and Ael-Y-Bryn can be found on the right-hand side.

SERVICES & COUNCIL TAX

The property is offered to the market with mains water, electricity and gas central heating. Drainage is via a septic tank. Council Tax Band F.

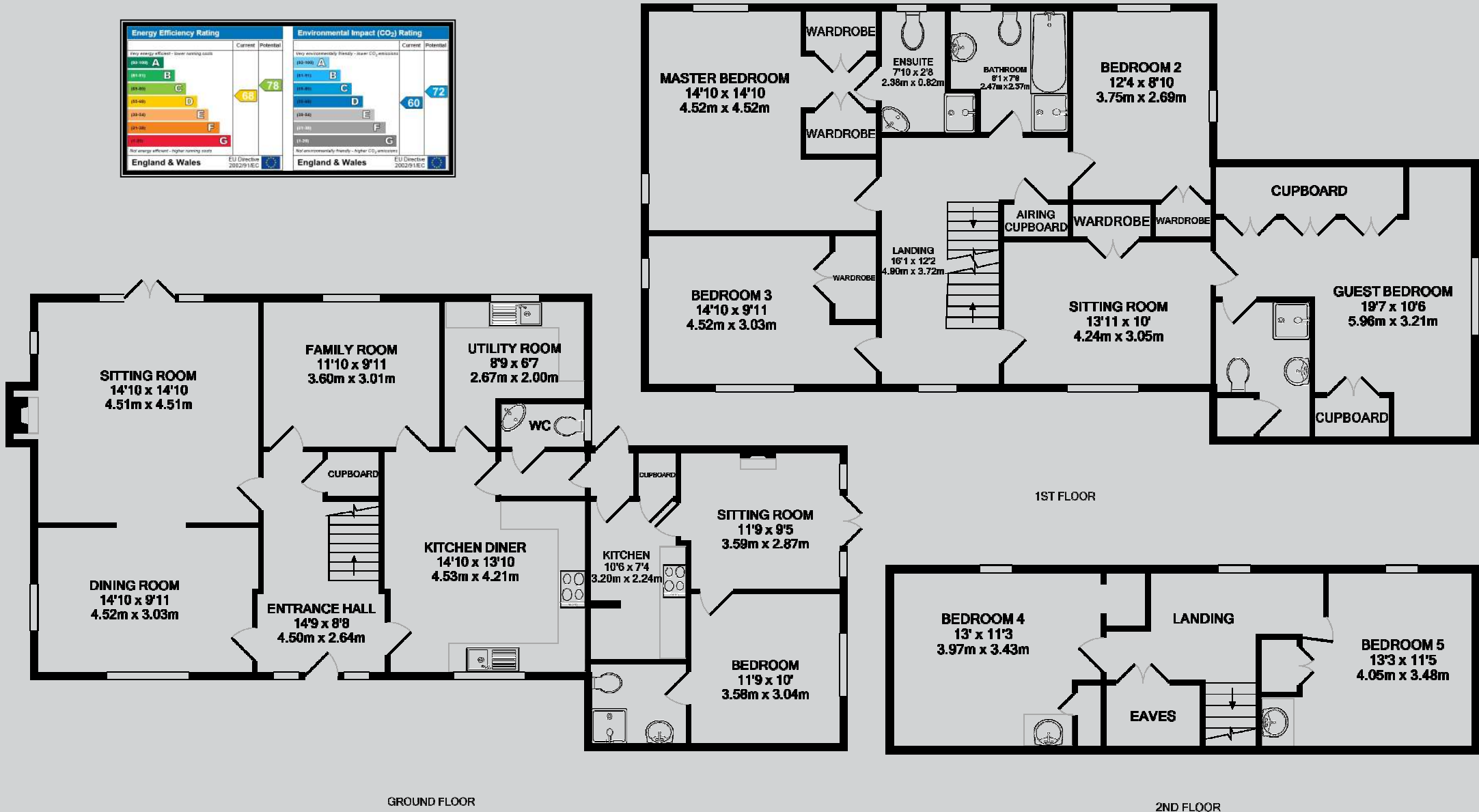
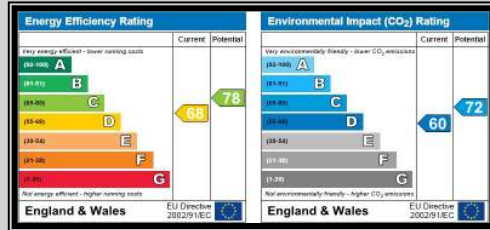




Ael-Y-Bryn, Main Street, Barrow, Oakham, Rutland LE15 7PE

House Total Approx Gross Internal Floor Area = 2788 SQF

Measurements are approximate, not to scale, illustrative purposes only.





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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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