



The Stone Barn

— Bisbrooke —

Contemporary Country Living ... Here is a sleek barn conversion that provides the perfect blend of countryside tranquillity and market town life. The Stone Barn is a five-bedroom link detached barn conversion in Bisbrooke, near Uppingham which boasts a stunning open-plan kitchen and entertainment space with incredible views over the undulating Rutland landscape.

Charm and Character

Renovated and extended in 2018, the property's origins as an agricultural barn are evident in the array of wonderful original features, from the beams inside to the oak door, characterful lintels over the French doors, and red pan-tile roof to the limestone and red brick façade. You will notice these delightful features as you sweep round the shared-accessed gravel driveway approach, passing the laurel hedge you arrive at your own, private parking area.

Follow the stone path that leads to the front door, pause to breathe in the fresh air and admire the beautiful scenery over to Wing and Rutland rolling out before you. Notice how the fenced garden feels like a continuation of the landscape as you arrive under the uniquely shaped and lit porch area.



A Warm Welcome

Stepping inside the light and spacious oak-framed entrance hallway, you are embraced by its warm and cosy atmosphere thanks to the underfloor heating circulating beneath the smartly tiled floor. The underfloor heating continues throughout the whole home, with thermostatic control in each room all powered by an energy-efficient air source heat pump.

Bi-fold doors open into the sitting room on the right, and another set tempt you through into the immaculate kitchen and dining area to your left.





Entertain In Style

The open plan layout creates three equally fabulous sections, from the casual seating area backed by the exposed stone wall, to the incredibly light and gorgeous kitchen and the high vaulted ceiling of the dining room, the kitchen is the perfect place to socialise with the whole family.

While the children catch up with homework at the breakfast bar, you can quickly whip up a feast thanks to the side-by-side double oven beneath the induction hob and extractor, all set in a lovely surround. There's also space for an American fridge-freezer, as well as an integrated dishwasher.



A series of windows run above the Corian worktops and the sink to the left, so you always have a stunning view to enjoy while preparing vegetables, washing the dishes, or keeping an eye on the kids making the most of the large lawn garden. The brilliant width of the tiled floor means the children can help out with dinner without feeling like there's too many cooks in the kitchen. Low-energy spotlighting above ensures the culinary creations can continue well into the evening.

At the far end, the bright and spacious dining area can comfortably seat all your loved ones and perhaps an antique dresser and cabinets to store everything you need for a party. A large picture window looks straight out to the fields beyond, and with two sets of tri-fold doors opening onto the garden, there is nowhere better to host a summer soiree, BBQ, or family celebration.





Family Friendly Flow

Turning right from the hallway, you will discover a large and impressive sitting room. Decorated in neutral tones – complemented by the soft carpet and feature spotlighting above – it is a lovely relaxing place to unwind after a long day. French doors to the garden ensure the sitting room is a wonderful family space year-round.

You will find an additional reception room just beyond, which is another large and bright area with French doors to the garden. Currently used as a playroom, it could be repurposed into a home office, gym, or even a ground floor bedroom.



Contemporary Convenience

At the foot of the stairs lies a cupboard for storage and two further rooms; one of these is a well-equipped utility, which includes a low-maintenance tiled floor, space for appliances, sink, boiler cupboard, drawers and storage, as well as a pantry cupboard.

You will also find a fresh and bright shower room with a large shower cubicle, heated towel rail, loo, and basin unit with storage.

Soak and Sleep

Ascending the stairs to the first floor, you will come to a large landing flooded with light from the Velux windows. The bedroom straight ahead is a lovely children's room with a window overlooking the countryside, space for a bed, desk, and storage.

To the left of the landing is another double with more beautiful views, which is also true of the spacious guest room at the end of the landing, featuring high ceilings, spotlighting, and a neutral decoration scheme.



To the right of the landing is a modern tiled family bathroom, which has a fresh and contemporary feel and is lit by a Velux window. The kids can splash in the bath come evening, but for busier mornings the corner shower offers greater convenience. This room also includes under sink storage to keep the children's bath things nice and tidy.

Further along, bedroom five has yet more fantastic views and would make an adorable nursery or dressing room thanks to its proximity to the main bedroom and the bathroom.





A Peaceful Retreat

At the end of the landing, the main suite awaits, ready to melt away the day's stresses. With vaulted ceilings, and dual aspect views provided via square feature windows and a further window overlooking the garden, it's an inviting space but also spacious with a contemporary style.

The en suite is a bright, light filled contemporary bathroom, featuring double basins and a shower over the bath. Just add your own scented candles, fluffy towels and luxurious bath oils, this is the perfect sanctuary to escape into for a relaxing pamper evening.





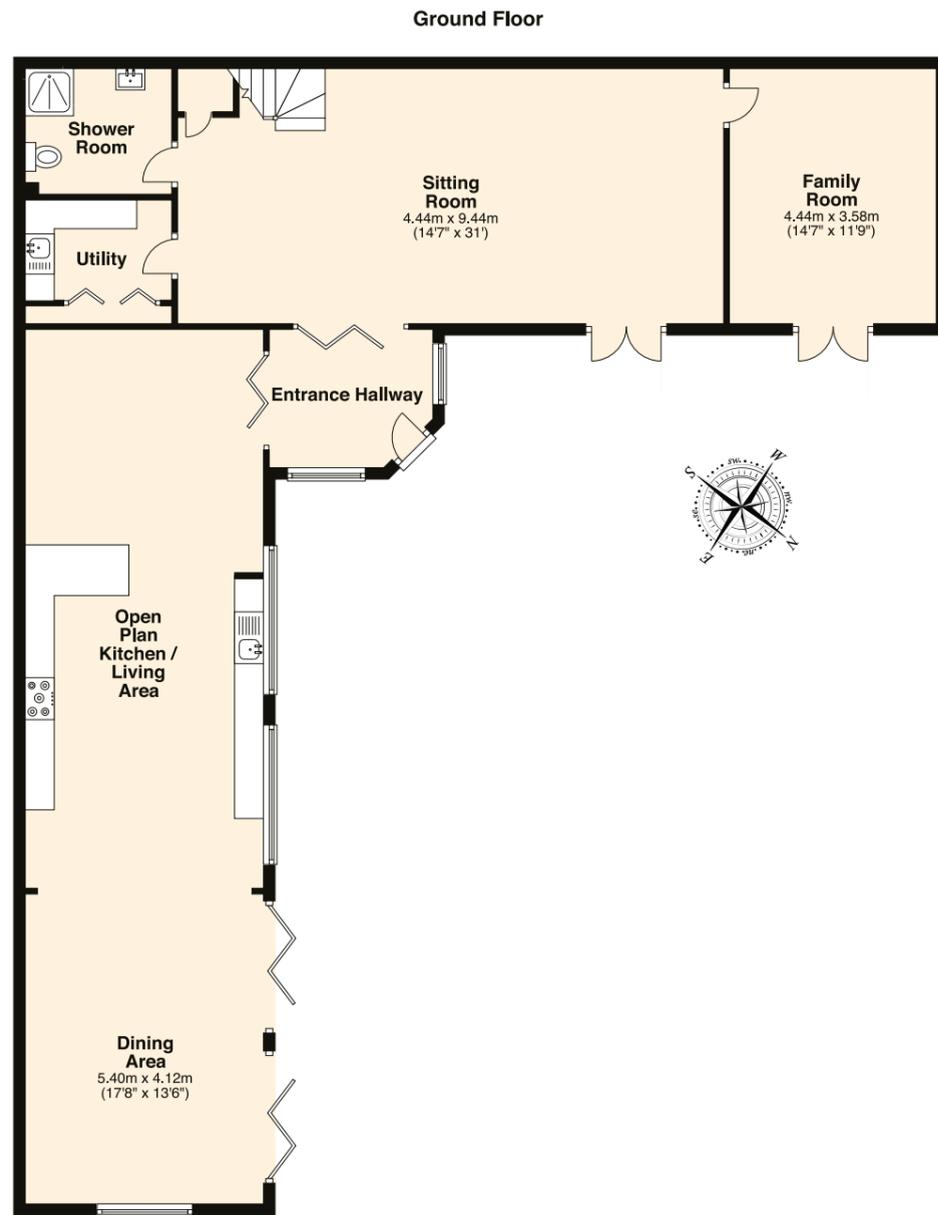
Your Country Garden

Thanks to the stunning scenery surrounding the front lawn, you can't help but smile when every time you step outside. Let the kids or grandkids burn off steam on the lawn while you take the path to the central al fresco dining area, where you can savour those views over a delicious meal or a glass of wine. With raised flower beds dotted around, you can potter about and plan your planting scheme or start a vegetable patch. Outdoor lighting illuminates and warmly welcomes you home after an evening out.

Stunning views

The star of this property is the far reaching view, taking in Wing, Manton and even Burley-on-the-Hill, 7 miles away. The uninterrupted views can be seen from every bedroom and living area of the home, and the property has been designed to take advantage of this with multiple large windows and openings. With plenty of wildlife on your doorstep there is always something to enjoy through the window – hares, house martins, pheasants & partridges are frequent visitors.

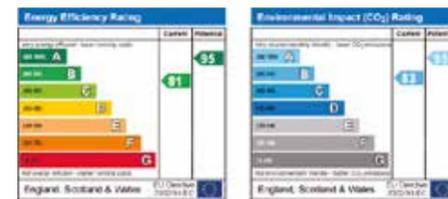




The Finer Details

Freehold
 Link Detached
 Air Source Heat Pump
 Underfloor heating throughout
 Double Glazing
 Rutland County Council, tax band G
 EPC rating B
 Mains electric and water
 Septic tank

Ground Floor: approx. 140.1 sq. metres (1508.1 sq. feet)
 First Floor: approx. 113.3 sq. metres (1219.7 sq. feet)
 Total Area: approx. 253.4 sq. metres (2727.7 sq. feet)



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On Your Doorstep

Bisbrooke village lies just two miles from the market town of Uppingham, which is replete with shops, boutiques, bars and restaurants, and sits close to Rutland Water, offering gorgeous walks and water sports. As your long private driveway lies near the A47, you can pop into town or to the nearby village of Glaston within minutes, with a walk to the nearby pub The Golden Pheasant for a freshly-made sourdough pizza and accompanied by a chilled glass of wine.

Bisbrooke itself lies amidst a landscape of gentle hills dotted with rolling farmlands, rivers, reservoirs and woodland. The village's most prominent feature is its church, with Bisbrooke Hall just beyond. The village also provides a market garden and an artisan bakery.

Local well-regarded educational facilities include several nurseries, Leighfield Primary, Uppingham Community College and with independent education in mind nearby there is a choice of Uppingham School, Oakham School and the Stamford Endowed Schools, as well as several excellent prep schools. Nearby rails links can be found at Oakham on the cross-country line between Birmingham, Leicester and Peterborough. Alternatively, Corby station provides frequent services to London, simplifying the commute.

Local information:

Uppingham: 1.8 miles
 Oakham: 5.6 miles
 Stamford: 11 miles
 Corby: 10.3 miles
 Leicester: 20 miles
 Peterborough: 21 miles



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