

BARN OWL HOUSE

LYNDON ROAD, MANTON



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A STONE, BARN CONVERSION WITH FLEXIBLE LIVING ACCOMMODATION, SITTING WITHIN APPROXIMATELY SIX-ACRES OF ITS OWN LAND WITH PHENOMENAL VIEWS OVER RUTLAND WATER AND BEYOND.



Uppingham 3.5 miles

Oakham 3.3 miles

Leicester 22 miles

Stamford 10.4 miles

Peterborough 24 miles

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Barn Owl House

Lyndon Road
Manton, Rutland
LE15 8RN

ACCOMMODATION

Enter the property into the entrance hall with exposed stonework, a door to a downstairs WC and doors accessing the rest of the property's accommodation.

A large sitting room with a feature fireplace, windows looking back into the courtyard and large glazed sliding doors out to the garden providing phenomenal views over Rutland Water. Beyond the sitting room is the breakfast kitchen that has a comprehensive range of floor standing and wall mounted units, space for an American style fridge freezer, Belfast sink, oil fired AGA, glazed French doors out to the central courtyard and also the boiler cupboard housing the oil-fired central heating boiler and the pressurised hot water tank.

Beyond the kitchen is the dining room that also has large glazed sliding doors out to the garden providing stunning views over Rutland water.

The ground floor continues with two bedrooms beyond the dining room, both double bedrooms with built in wardrobes and ensuite shower rooms and both with glazed French doors out to the central courtyard.

A guest suite is located on the opposite side of the courtyard with a dressing area, large double bedroom and an en-suite shower room.

The ground floor accommodation is completed by a useful utility room that has space and plumbing for white goods. There is an adjoining boot room that is accessed from the courtyard.

The stairs rise from the large sitting room to the master bedroom suite that comprises a large double bedroom, complemented by a dressing room with ample storage in the built-in wardrobes and there is an ensuite bathroom that has a panelled bath with shower, low flush lavatory and wash hand basin.

The centrepiece of the bedroom is the large amount of glazing providing views over the property's own garden, land and Rutland water beyond.

OUTSIDE

To the outside the property is accessed via wrought

iron electric gates onto a generous gravelled driveway with central turning circle. There is a triple open front garage and a large shed that provides useful workshop and storage space.

All in all, the property sits in approximately six acres of the land with the land immediately around the property being its formal gardens with an abundance of mature floral and shrub borders and many mature specimen trees providing year-round interest. With the property being a U-shaped barn conversion there is a central courtyard that is accessed off the majority of the ground floor accommodation. This courtyard flows straight off the kitchen and provides perfect outdoor entertaining space in a sheltered position. The majority of the property's garden sits on the side of the property overlooking Rutland water, this garden is predominantly laid to lawn with mature tree boundaries and a hedge denoting the boundary between the garden and the paddock below.

This unique home is a rare visitor to the open market and provides some of the best vistas over Rutland water of any property in the area and must be viewed to be appreciated.

LOCATION

The property is located just outside the pretty village of Manton overlooking Rutland Water and close to the popular county towns of Stamford, Oakham and Uppingham. The area is particularly well served by plenty of popular schooling in both the state and private sectors. Manton is accessible to a number of major centres including Peterborough, Corby, Kettering, Leicester, Melton Mowbray, Nottingham and Grantham offering mainline train services to many London stations. Rutland Water and the surrounding countryside offers a wide range of outdoor pursuits including cycling, sailing, walking and birdwatching, also only a short distance from one of the two Rutland Water visitor centres.

DIRECTIONAL NOTE

From Oakham take the Uppingham Road (A6003), passing under a bridge and climbing the hill. At the top of the hill take the left turn sign posted to Manton. Continue out of the village of Manton and take the left turn toward the visitor centre and you will find Barn Owl House on your left.

SERVICES & COUNCIL TAX

The property is offered to the market with mains water and electricity, a septic tank and oil-fired central heating. Council Tax Band G.

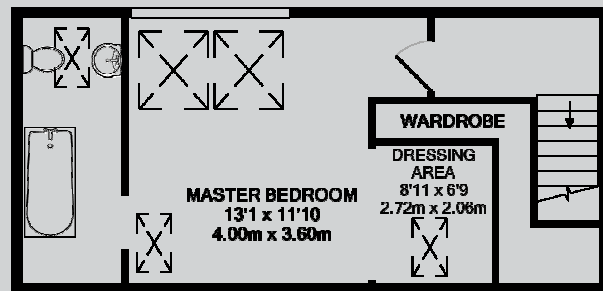
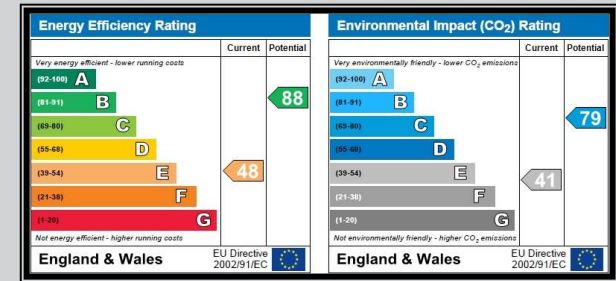




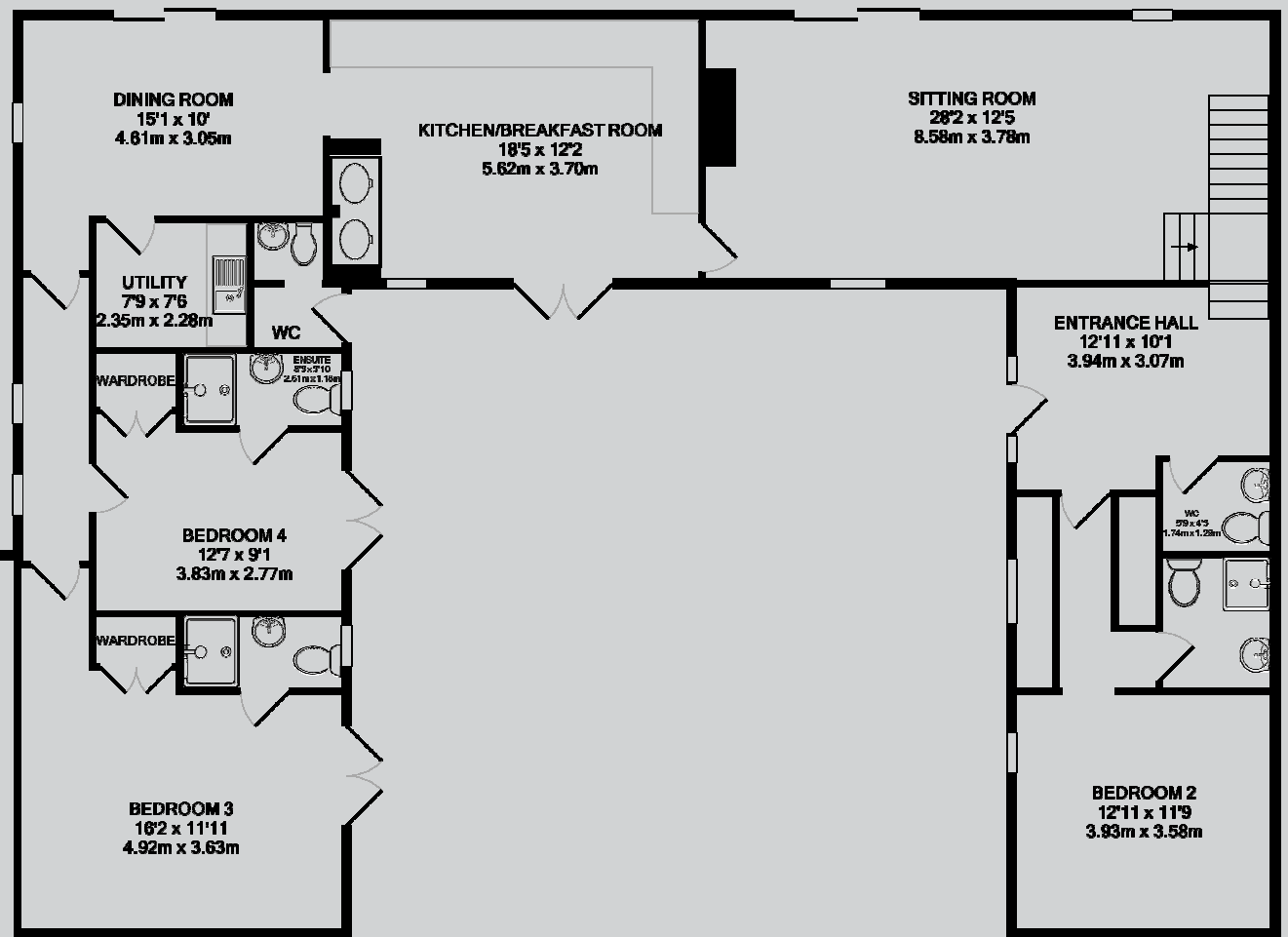
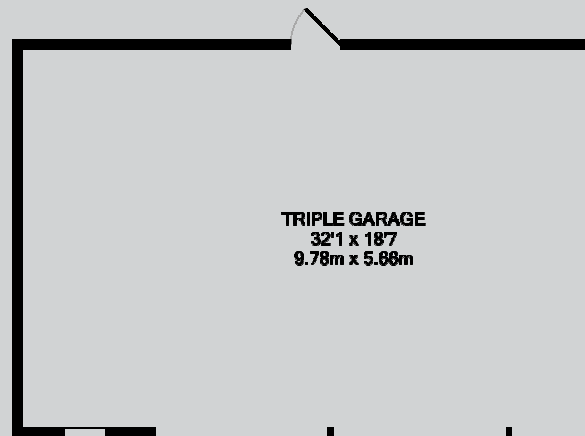
Barn Owl House, Lyndon Road, Manton, Oakham, Rutland LE15 8RN

House Total Approx Gross Internal Floor Area = **2699 sq. ft / 250.8 sq. m**

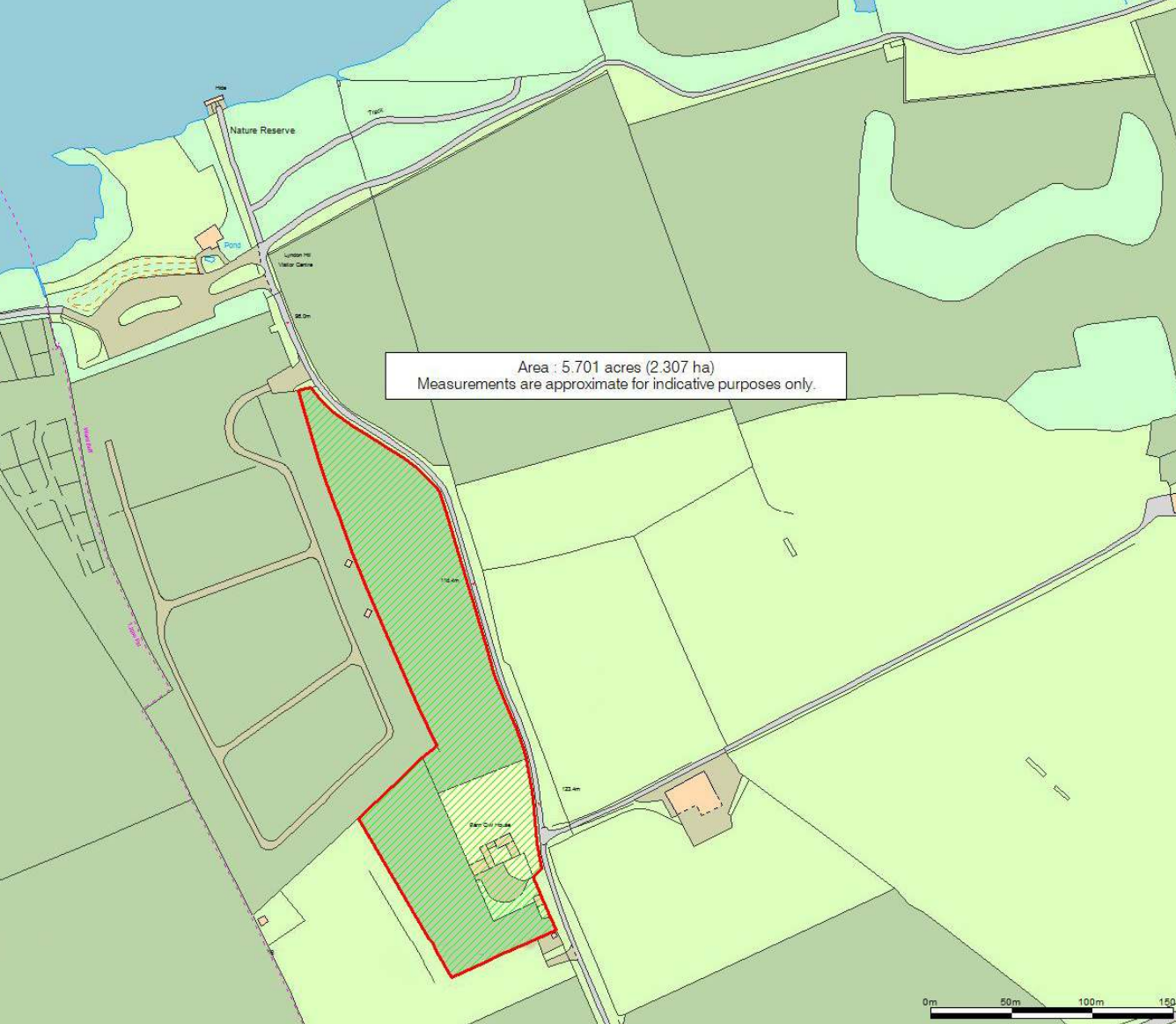
Measurements are approximate, not to scale, illustrative purposes only.



1ST FLOOR



GROUND FLOOR



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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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