



A beautiful stone farmhouse near Rutland Water

Barnett's Farm, 7 Church Road, Eggleton, Oakham, Rutland LE15 8AD

Freehold





Three/four reception rooms • Kitchen/ breakfast room •
Six bedrooms (two en suite) • Family bathroom • Large
Garage block and Stables • Extensive parking • Two
driveways either side of the property • Enacted planning

Situation

Egleton is a picturesque Conservation village adjacent to Rutland Water on the West shore with the nature reserve designated SSSI and known for the extensive bird watching facilities and Osprey reintroduction programme. It also offers a large number of courses and activities for children.

Egleton is less than 2 miles from the County market town of Oakham with it's well known private schools and twice weekly markets and close to the picturesque market towns of both Uppingham and Stamford with their equally well known private schools. Oakham station has hourly rail services to Birmingham and Stansted Airport via Stamford, Peterborough and Cambridge. The station also has a limited direct service to London St Pancras with nearby Corby, Kettering and Peterborough stations offering frequent fast services to both St Pancras and Kings Cross.. The A1 is 9 miles to the east. Beautiful Rutland Water offers many water based and other activities including sailing, windsurfing, kayaking and fishing and has a purpose built cycle track covering 24 miles around it's shores.

About Barnett's Farm

Originally part of the Burley on the Hill estate, Barnett's Farm is an attractive Grade II Listed C17 and Victorian six bedroomed farmhouse, at one time one of the largest farms in the area. The stone part of the farmhouse has a traditional Collyweston roof which was re done in 2019. Set back from Church Road with delightful east and south facing gardens of about 0.8 acre backing down to open fields adjacent to the Egleton Nature Reserve at Rutland Water. There is enacted planning for a three bedroom stone cottage and double garage (SUL/2006/1260) with full foundations and services already installed on site offering an excellent investment or ancillary cottage.

Accommodation

The front door opens into a through entrance hall with local Clipsham limestone flooring and door to the rear garden and terrace. To the right of the hallway are a large dining and living room running the full width of the property with an attractive marble fireplace and french windows to an extensive south facing terrace.



To the left the hallway passes a good sized room with a jetmaster open fireplace and woodfloors currently used as an office and on to a bay fronted sitting room with built in bookcases. There is a large kitchen and adjoining breakfast room with extensive fitted suite and 4 oven aga both having views over the garden.

At first floor there are 4 large double bedrooms - principal with ensuite shower room - and a large family bathroom with roll top bath and built in shower.

To the second floor there are a further two double bedrooms with a large bathroom.

Outside

The house can be accessed from both the north and south sides. To the south a long gravelled driveway leads down to the garage and stables and to the north accessed via double gates to the side of the house. The lawned gardens with mature trees and flowerbeds to the rear of the property lead down to an orchard giving onto open fields adjacent to the nature reserve. The private gardens offer several areas for entertaining and plenty of space for children to enjoy.

Fixtures & Fittings Fitted carpets and most blinds are included in the sale. Some light fittings will also be included by agreement. The garden statuary are specifically excluded From the sale.

Local Authority: Rutland County Council. Council Tax Band: G.

Services: Mains water, electrify and drainage. Oil fired central heating. Fast fibre is not currently connected but available from the pavement outside the property.

Energy Performance
EPC Exempt

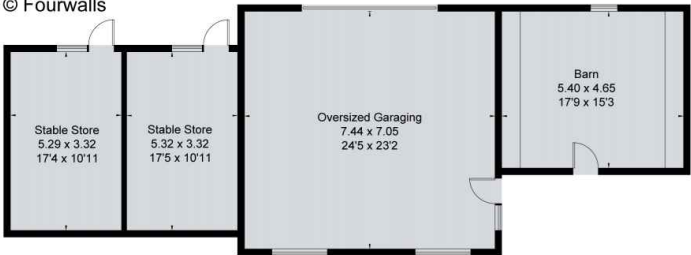
Viewing
Strictly by appointment with Savills.

Date of Photography & Particulars: June 2021





Approximate Area = 311.6 sq m / 3354 sq ft (Excluding Void)
Garage = 52.5 sq m / 565 sq ft
Outbuildings = 60.9 sq m / 655 sq ft
Total = 425.0 sq m / 4574 sq ft
Including Limited Use Area (19.0 sq m / 204 sq ft)
For identification only. Not to scale.
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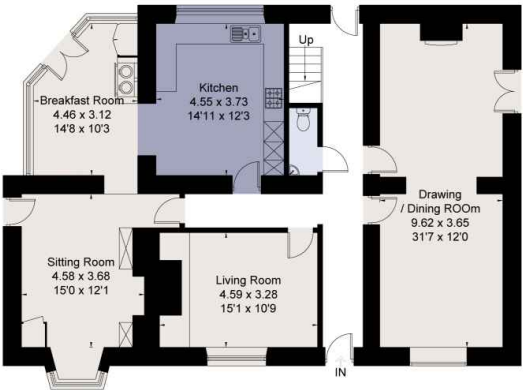


(Not Shown In Actual Location / Orientation)

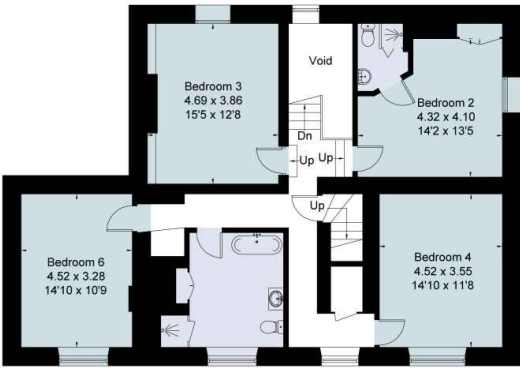
Reduced head height below 1.5m



Second Floor



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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