



A DETACHED HOUSE SET BACK IN A DISCREET POSITION WITHIN THIS POPULAR VILLAGE, WITH OFF ROAD PARKING, DOUBLE GARAGE AND A BEAUTIFUL MATURE GARDEN

THE TITHE BARN, 1A TOP STREET, WING, OAKHAM, RUTLAND, LE15 8SE



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Mileage

Rutland Water (Edith Weston) 3.2 miles ♦ Uppingham 3.5 miles
♦ Oakham 4.8 miles ♦ Stamford 10 miles ♦ Kettering 17 miles
(Rail services to London St Pancras from 65 mins) ♦ Peterborough
21 miles (Rail services to London Kings Cross from 51 mins)

Location

Wing is a pretty Rutland village of predominantly stone period houses in attractive rolling countryside south of Rutland Water, four miles from Oakham and three miles from Uppingham. The village public house, The King Arms, is a well-known pub and restaurant with a great reputation. Wing also has a popular farm shop with a restaurant/tea room, that provides a range of local farm produce, fine wines and every day essentials. Bus services serve the local market towns, whilst some of the schools also pick up and drop off in the village.

Rutland Water is close at hand via rural lanes which are ideal for cycling, whilst for travel, the A47 provides fast vehicular links between Leicester and Peterborough. There is also a choice of mainline railways stations nearby, with services from Peterborough to Kings Cross, or from Corby, Kettering, or Market Harborough to London St Pancras, all of which are within 21 miles of the property.

The area is blessed with excellent state, preparatory and private schools. UCC at Uppingham is well thought of, whilst the nearby market towns of Uppingham, Oakham and Stamford all have renowned private schools.

The Tithe Barn

In the heart of the village, close to the Norman Church of St Peter and St Paul, to which there are views from the garden, The Tithe Barn is set back from Top Road with a sweeping gravel driveway approach, initially shared with the neighbouring former Rectory, that provides ample parking for many vehicles and culminates at the house and its detached double garage.

Of stone and brick construction, the house is thought to have been constructed in the 1970s, when The Tithe Barn was sold by the Church Commissioners. It has had two owners since, and has been within the seller's wider family's ownership since 1990. With a high degree of privacy, the property provides well-proportioned accommodation. Requiring some modernisation, the living accommodation is generous, with some lovely views from the house of the mature south facing gardens.



Accommodation

The open fronted porch and front door enters into a large vaulted entrance hallway, which links the two south facing reception rooms with The Tithe Barn itself, the dining room, at the northern end of the house, passing the kitchen, the utility and a shower room enroute.

To the south of the front door, steps rise to the impressive 29' sitting room, from which patio doors open to the garden's terrace, and the study/play room beyond, which together occupy the entire southern wing of the ground floor. To the north, the hallway leads to The Tithe Barn itself, a fabulous dining room, thought to have potential for the creation of a standout kitchen, passing the current utility room and kitchen, as well as a ground floor shower room.

The dining room, is an impressive vaulted 20'x16' room with exposed stone walls, trussed timbers and a tall and wide arched glazed gable window that looks into the walled and wrought iron railed front courtyard garden.

At first floor level, the principal bedroom has been created through the amalgamation of two rooms. It is a large double that offers fine views of the garden, with an en suite bathroom. Bedrooms two and three are both generous doubles, each with fitted wardrobes, and served by a family bathroom .

Outside

Approached by a wide gravelled driveway, which is owned by this property and with a right of access in favour of the neighbouring property, Churchfield, the gravelled driveway offers ample parking for vehicles and access to the detached double garage, above which there is a large office room accessed by an external staircase.

The formal garden lies to the south of the house, accessed by a pathway from the drive around the house, or from the sitting room. The gardens are a delight, and offer lovely views past the house to the Parish Church. Visually vibrant, the lawns are flanked by well stocked flowering and shrub borders, whilst mature fruit, deciduous, yew and wellingtonia species trees offer visual interest and screening.

Local Authority

General Information

Services: Mains electricity, water and drainage. Oil fired central heating.

Local Authority: Rutland Country Council t: 01572 722577. Council Tax Band G.

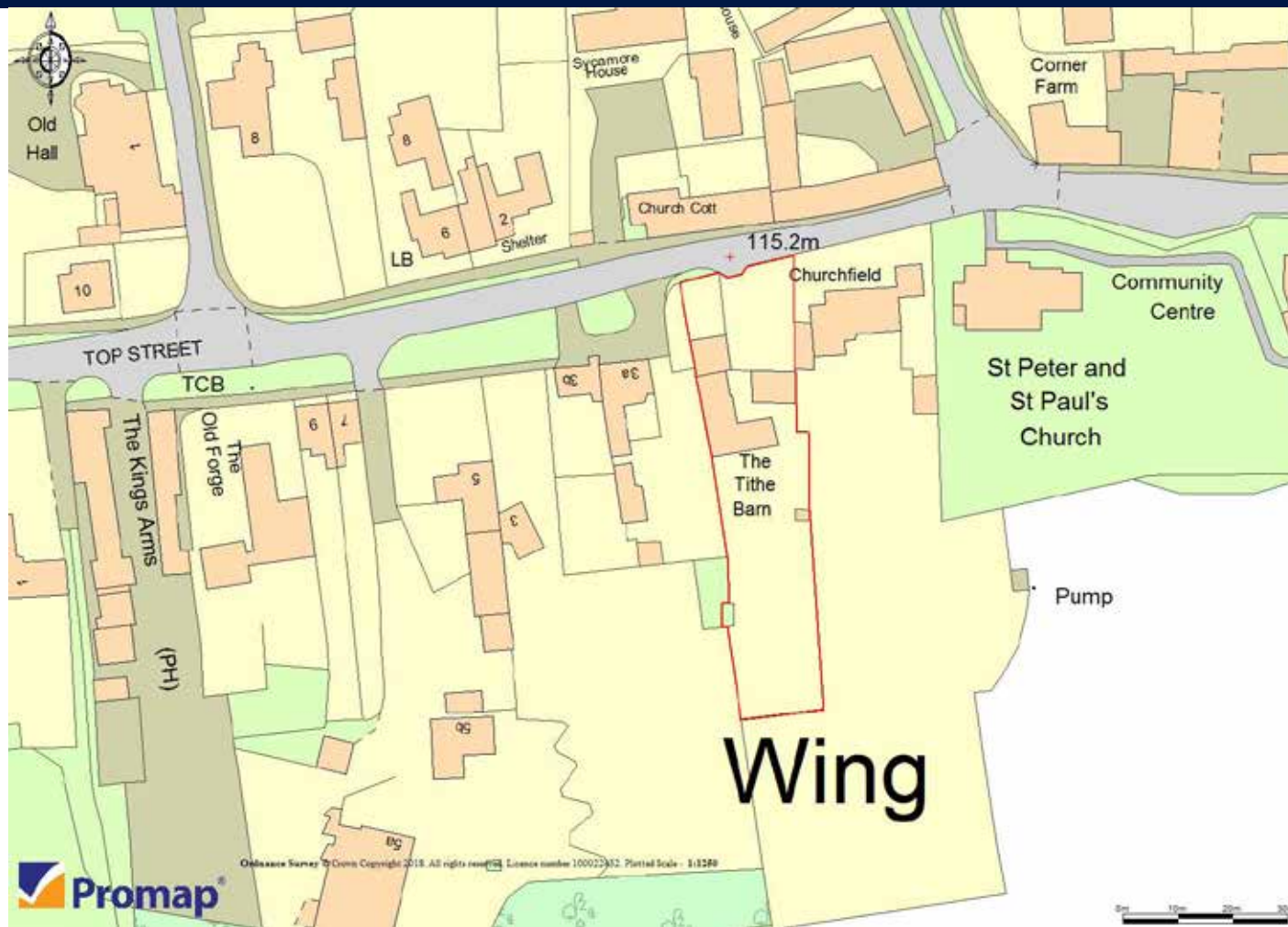
Fixtures & Fittings: All curtains, light fittings, garden statuary and pots are specifically excluded from the sale but may be available by separate negotiation.

Energy Performance Certificate (EPC): EPC rating: E.

Tenure: Freehold with vacant possession on completion.

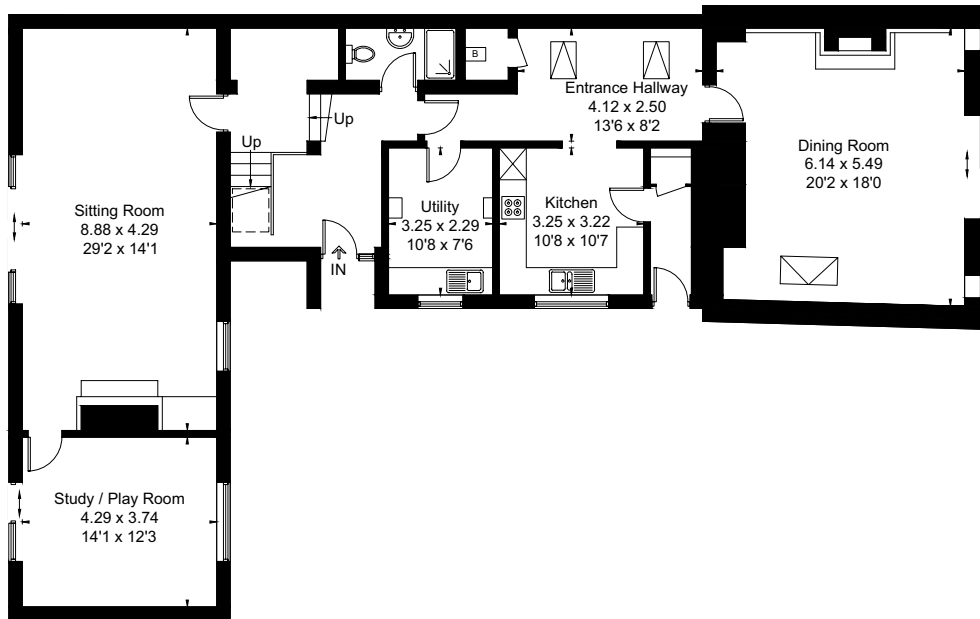
Viewing: All viewings will be accompanied and are strictly by prior arrangement through Savills Stamford Office. T 01780 484696.

Date of Photography & Particulars: September 2018

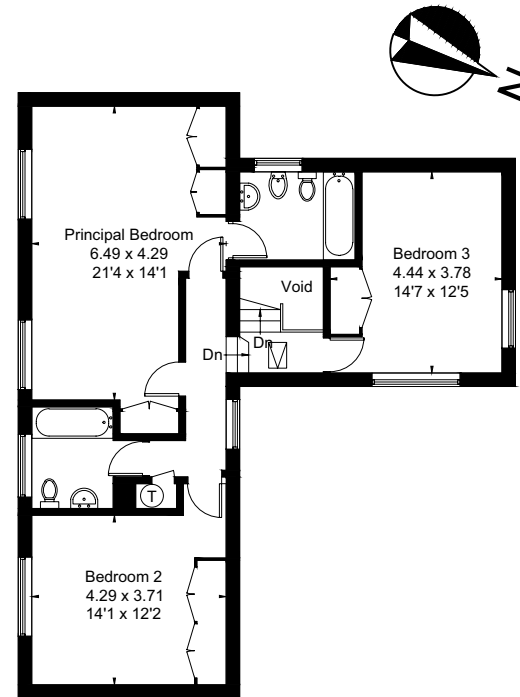


FLOORPLANS

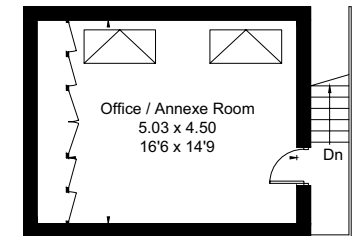
Gross Internal Area (approx) = 231.7 sq m / 2494 sq ft
 (Excluding Void)
 Garage = 56 sq m / 603 sq ft
 Total = 287.7 sq m / 3097 sq ft



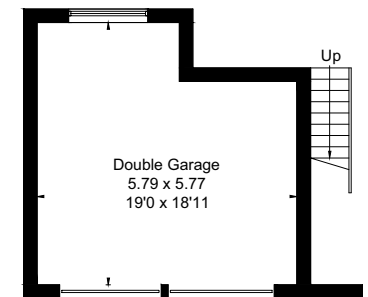
Ground Floor



First Floor



Garage - First Floor



Garage - Ground Floor

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