



A barn conversion with Rutland Water views

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

Freehold





Two reception rooms • Kitchen/breakfast room • Four en suite bedrooms • Gated driveway • Triple garage
Landscaped gardens & paddocks • About six acres •
EPC: E

Situation

Located in attractive countryside between the Rutland village of Manton and Edith Weston, Barn Owl House is located on the access lane to Rutland Water Nature Reserve's Visitor Centre, with the Water's cycle path passing the property.

Manton (one mile) is a popular village, well known for The Horse & Jockey public house restaurant and the fitness centre. Rutland Water Sailing Club is based at Edith Weston (two miles). The area is blessed by its choice of schooling, with Oakham and Uppingham (four miles) equidistant from the property and Stamford (nine miles).

Rutland Water offers a wide range of outdoor pursuits including cycling, sailing, walking and birdwatching.

About Barn Owl House

A traditional stone barn of circa 1900, which has been converted into a fabulous family home, Barn Owl House wraps around three sides of a walled courtyard, with incredible views over six acres of gardens and land to Rutland Water.

The house manages to retain a sense of its past and period character, with exposed stonework and windows, whilst also offering a light and airy 'holiday home feel', with the principal rooms all showcasing the setting and views. Accessed through electric gates and with a generous gravelled parking and turning sweep, and a triple garage.

A U-shaped house, the bedroom wings frame the central living parts of the home, with their views of Rutland Water. The entrance hall has exposed stonework walls. The dual-aspect sitting room full height sliding doors to the garden that provide phenomenal views over Rutland Water. The kitchen/breakfast room incorporates a comprehensive fitted suite, with space for an American style fridge freezer, Belfast sink, oil fired AGA and French doors to the south facing central courtyard. The dining room has glazed sliding doors to the garden, again providing stunning views over Rutland water.

The west wing has two ground floor double bedrooms, each with built in



wardrobes and en suite shower rooms, both with glazed French doors to the south facing central courtyard. The east wing incorporates the guest bedroom suite with a generous double bedroom, dressing area and en suite shower room

The principal bedroom suite occupies the first floor of the house, with a large double bedroom with picture windows, complemented by a dressing room and an en suite bathroom.

Outside

Accessed through wrought iron electric gates, Barn Own House has a generous gravelled driveway with central turning circle, along with a triple open fronted garage.

The house sits in approximately six acres of land, with its immediately surrounding garden offering an abundance of mature floral and shrub borders and specimen trees providing year-round interest for wildlife. The U-shaped barn conversion frames a south facing walled central courtyard, a sheltered sun

trap to which most ground floor rooms have access. The garden adjoins two large paddocks, and you have attractive Rutland Water vistas from almost everywhere.

General Information

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

Local Authority: Rutland County Council. Council Tax band G

Tenure
Freehold

Energy Performance
A copy of the full Energy Performance Certificate is available upon request.

Viewing
Strictly by appointment with Savills.

Date of Photography:
Summer 2019

Date of Particulars:
September 2020



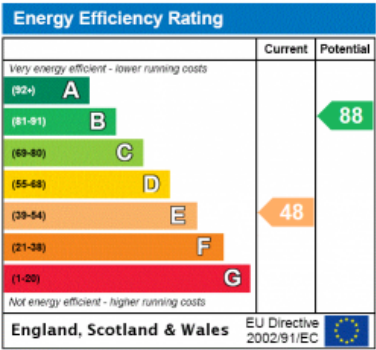


Approximate Floor Area = 250.8 sq m / 2699 q ft



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