



# A newly constructed barn conversion

**Bidwell Barn, Bidwell Lane, Clipsham, Oakham, Rutland, LE15 7SH**

Freehold





Open plan living and family dining kitchen • Principal bedroom suite with dressing room and en suite • Two further en suite double bedrooms • Generous driveway and parking • Terrace and garden

#### **Situation**

Bidwell Barn lies across fields to the south of Clipsham village, with the award winning 'Olive Branch' pub restaurant. Castle Bytham (two miles) has a community shop and The Bythams Primary School, whilst the market towns of Oakham (nine miles) and Stamford (10 miles) offer excellent schooling and a range of shops, bars and restaurants, with Rutland Water offering year round leisure activities. The A1 at Stretton offers access to Grantham (15 miles) and its East Coast Mainline rail services to London Kings Cross.

#### **About Bidwell Barn**

This substantial and newly constructed barn conversion benefits from a 10-year Architect's Certificate and has an abiding sense of volume and scale. With attractive Siberian larch clad elevations, aluminium double glazed windows, doors and bi-folds, the house is largely under-floor heated.

Entering into a vaulted reception hallway, the open-plan, split-level living space is slate floored and has impact. A short contemporary steel and hardwood staircase descends to the impressive family dining kitchen, which incorporates a suite with granite worktops, integrated appliances and Stoves range cooker, whilst three banks of bi-folding doors open to the garden terrace.

The three generously proportioned double bedrooms are all en suite. Bedrooms two and three are ground floor, accessed off the hallway, whilst the principal bedroom suite, which occupies the entire first floor, has both dressing room and en suite bathroom.

#### **Outside**

To the east of the house a gateway opens to the large stone gravelled turning sweep with ample parking. The garden wraps around the front of the house, with composite decking adjoining the kitchen's banks of bi-fold doors, from which a lawned bank slopes to the boundary.

**Local Authority:** Rutland County Council. Council Tax Band TBA

**Services:** Mains electricity and water. LPG central heating. Private package treatment works

#### **Energy Performance**

##### **Certificate:**

EPC (D)

**Viewing:** Strictly by appointment with Savills Stamford Office.

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**Agents Note:** We wish to inform prospective buyers that the seller is related to a Savills employee

##### **Date of Particulars and**

**Photography:** November 2019



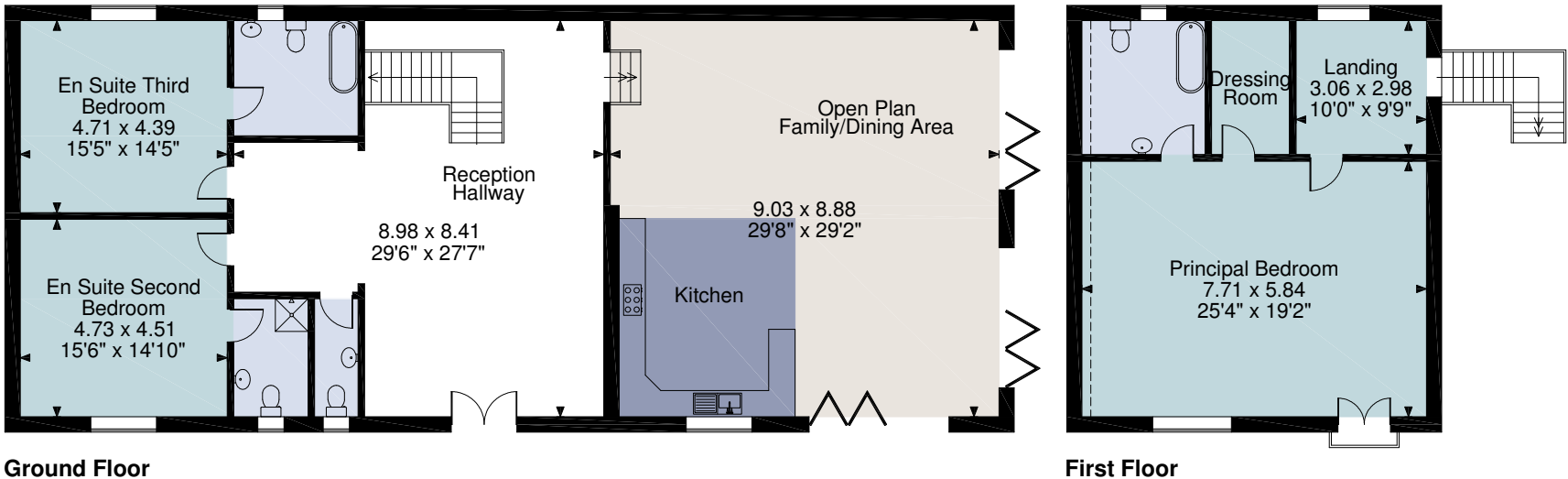




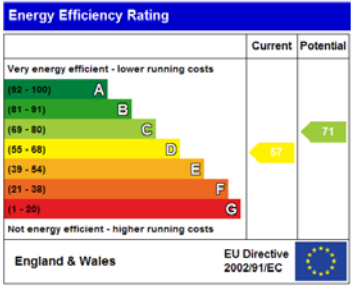
Bidwell Barn, Clipsham, Oakham, Rutland, LE15 7SH  
House gross internal area 272 sq m/2,926 sq ft

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