



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD



nest  
ESTATES

**New Build Development, The Street**

South Luffenham, LE15 8NX

**£675,000**



## SUMMARY

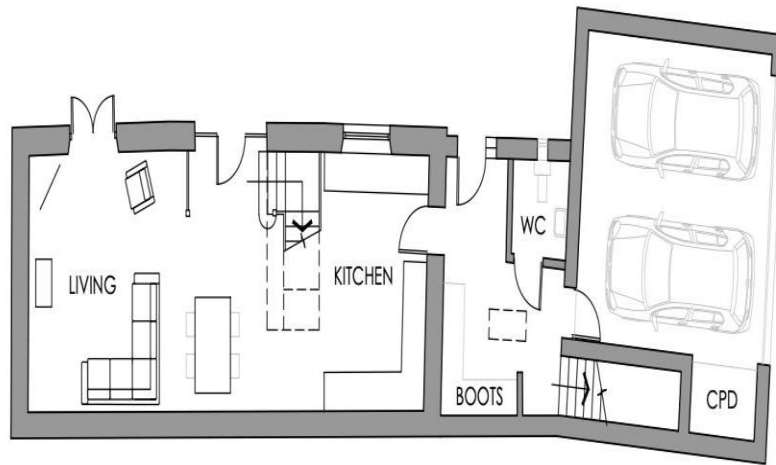
- Three Bedroom Detached Barn Conversion
- High Specification
- Double Garage & Off Road Parking
- Large Open Plan Kitchen Living Dining Space
- Downstairs WC, Family Bathroom & En Suite
- Boot Room / Utility
- Newly Converted Barn
- Idyllic Rutland Village Location



A high-specification, newly converted three-bedroom detached barn, beautifully positioned in the picturesque Rutland village of South Luffenham. This exceptional home combines modern luxury with rustic character, featuring traditional stone walling, contemporary aluminium windows and doors, and durable metal rainwater goods. Inside, the property offers a well-designed layout including a boot room/utility area, a spacious open-plan kitchen, living and dining space, a double garage, and a convenient downstairs WC. Upstairs, there are three generously proportioned double bedrooms, including a master suite complete with en suite facilities, along with a stylish family bathroom. This beautifully finished barn conversion delivers the perfect balance of countryside charm and contemporary living.

South Luffenham, Rutland South Luffenham is a charming and tranquil village located in the heart of Rutland, England's smallest and one of its most picturesque counties. This sought-after rural location offers a traditional village atmosphere with a friendly community and local amenities including a well-regarded village pub, a church, and scenic walking routes through the surrounding countryside. Ideally situated for access to nearby market towns, South Luffenham is just a short drive from Uppingham and Oakham—both offering a range of independent shops, restaurants, schools, and essential services. Stamford, renowned for its Georgian architecture and vibrant cultural scene, is also within easy reach. The village enjoys convenient transport links, with the A47 nearby providing direct routes to Leicester and Peterborough, and train services available from nearby stations at Oakham and Stamford.

# BARN D



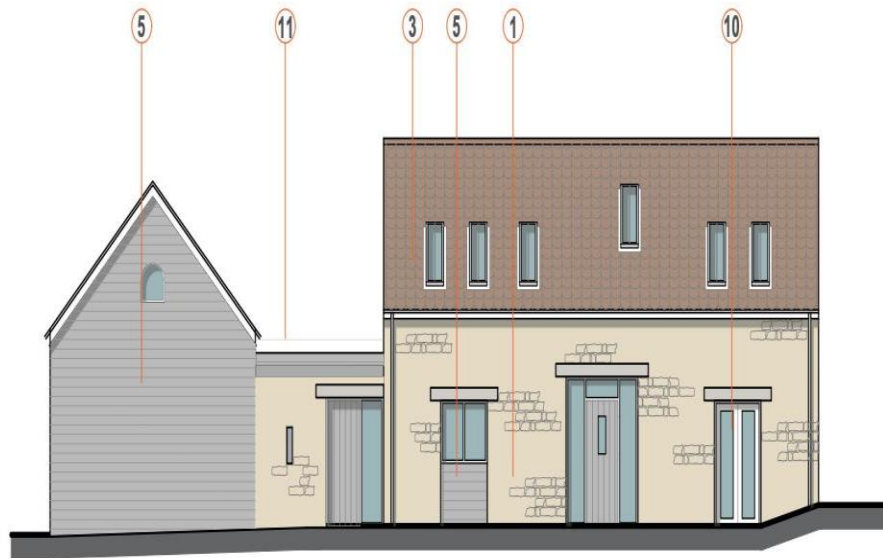
GROUND FLOOR PLAN



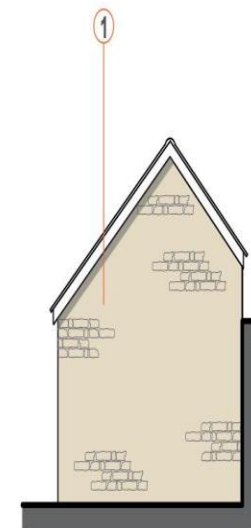
FIRST FLOOR PLAN



NORTH-EAST ELEVATION



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION



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8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110  
[info@nestestates.co.uk](mailto:info@nestestates.co.uk)  
[www.nestestates.co.uk](http://www.nestestates.co.uk)