



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

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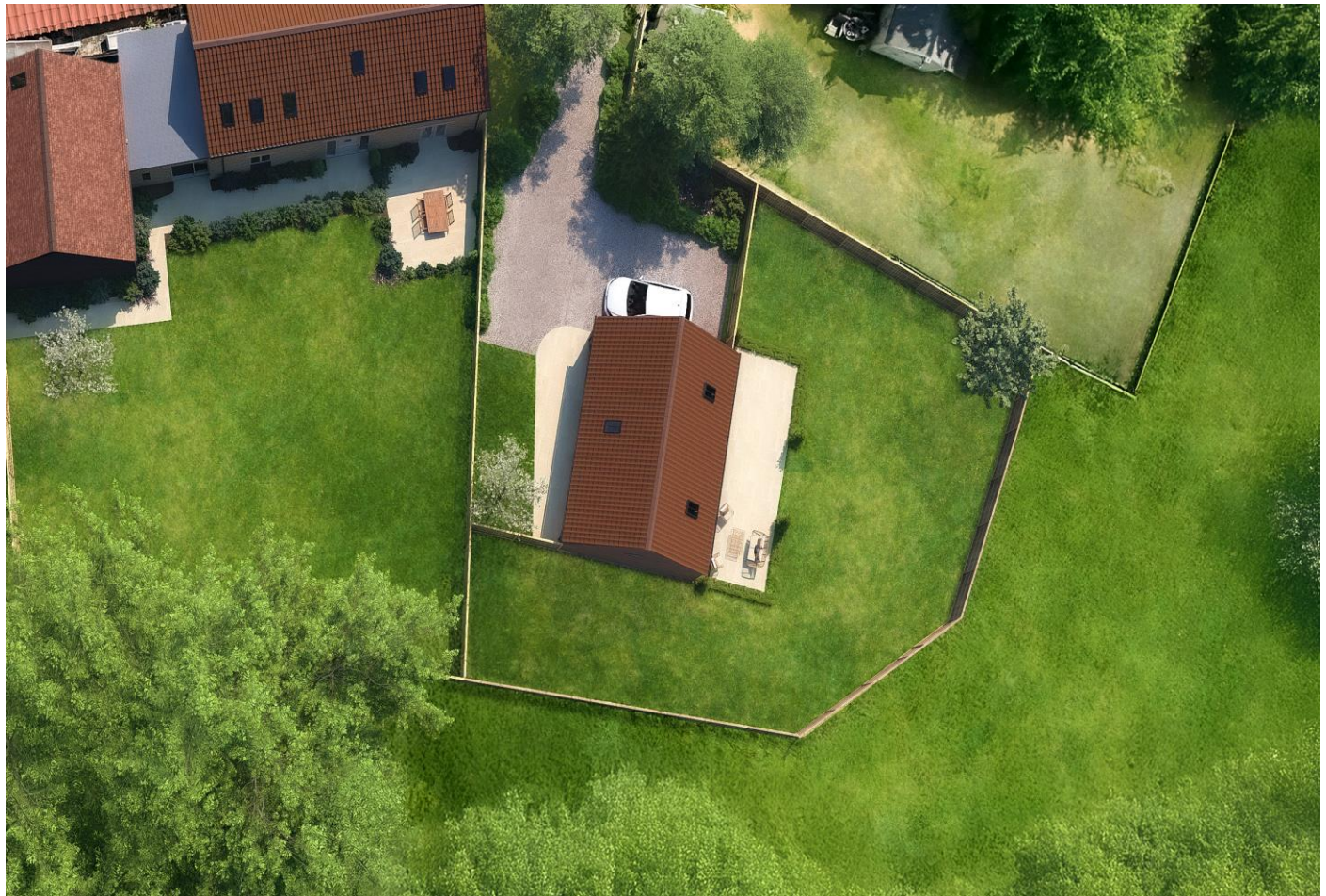
New Build Development, The Street

South Luffenham, LE15 8NX

£425,000

SUMMARY

- High Specification Two Bedroom Detached Barn Conversion
- Open Plan "L-Shaped" Kitchen Living Dining Space
- Utility Room
- Bathroom
- Off Road Parking
- Enclosed Rear Garden
- Newly Converted Barn
- Idyllic Rutland Village Location



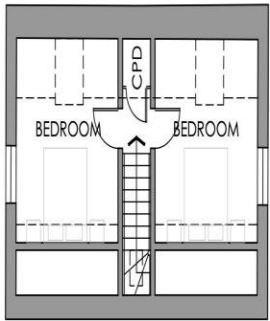
Stunning High-Specification Barn Conversion in Picturesque South Luffenham Nestled in the heart of the idyllic Rutland village of South Luffenham, this exceptional two-bedroom detached barn conversion seamlessly blends contemporary comfort with timeless rural charm. Constructed with characterful red brick walling and sleek aluminium windows and doors, the property boasts a stylish and durable finish, complemented by premium metal rainwater goods. Inside, the thoughtfully designed layout features two generous double bedrooms and an impressive open-plan L-shaped kitchen, living, and dining area — perfect for modern living and entertaining. Additional highlights include a well-appointed utility room, a contemporary bathroom, and ample off-road parking. To the rear, enjoy a private, enclosed garden offering a tranquil retreat. This unique home is the perfect blend of village serenity and modern luxury — an ideal countryside escape with uncompromising style.

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 E



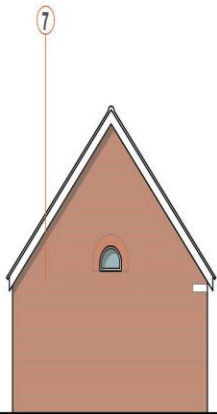
GROUND FLOOR PLAN



FIRST FLOOR PLAN



NORTH-WEST ELEVATION



SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION



NORTH-EAST ELEVATION

MATERIALS LEGEND:

1	NATURAL SLATE ROOF	3	PAN TILED ROOF	5	TIMBER BOARDING	7	RED BRICK WALLING	10	ALUMINIUM WINDOWS & DOORS
2	NATURAL SLATE ROOF	4	PLAIN TILED ROOF	6	METAL RAINWATER GOODS	8	FROSTED WINDOW	11	BOUNDARY WALL SHARED WITH NEIGHBOURS NO.27





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