



BARLEYTHORPE ROAD

OAKHAM, RUTLAND

JAMES
SELICKS



“... CHARMING, IRONSTONE AND RED-BRICK COTTAGE ...”

Originally built in 1532, this charming, ironstone and red-brick cottage offers spacious accommodation with three/four-bedrooms, a private driveway, and a west-facing garden, all conveniently located within a stone's throw of Oakham town centre.

Dining Kitchen • Two Reception Rooms • Study/Gym • Utility Room, Downstairs Cloakroom • Three/Four Bedrooms • Large Family Bathroom • West-Facing Garden • Private Driveway • Town Centre Location • Grade II Listed •

Accommodation

The ground floor consists of a spacious hallway that gives way to two reception rooms, a study/gym, dining kitchen, utility room and downstairs cloakroom. Both reception rooms are at the front of the property, the smaller of the two currently used as a home office. The main living room is spacious and light with a log burning stove and glazed double doors opening into the dining kitchen. The dining kitchen is located at the rear of the property with solid oak flooring, a comprehensive range of fitted units under oak worktops with a variety of integrated appliances and space for a Range style cooker. There is ample space for a dining table and a feature to note is the original stone fireplace with a log burner inset. The entrance hall is accessed from the front of the property and is sizable enough to be used as a third reception room. From here there is access to the utility room providing further storage, space and plumbing for white goods and a door into the downstairs cloakroom.

On the first floor, the light and airy landing gives way to four bedrooms and a large family bathroom. There are two double bedrooms, both offering built-in wardrobes and two single bedrooms. All four bedrooms are served by the family bathroom that comprises a free-standing bath, separate shower cubicle, wash hand basin and low flush lavatory.

Outside

At the front of the property there is a hard-landscaped garden with a path leading to the front door. To the rear, there is vehicle access off Park Lane through a five-bar timber gate leading to the private driveway and garden. The driveway itself is gravelled with ample space for parking and secondary access into the entrance hall. Beyond the driveway is the garden area that is mainly laid to lawn with a variety of raised borders and a useful shed. The garden itself has a westerly-orientation benefitting from the sun throughout most of the afternoon and is walled on all sides providing a great degree of privacy and security.



Location

Oakham is an attractive and historic market town with a full range of shops and other facilities. There are excellent primary and secondary schools with independent schools in the area at Oakham, Stamford and Uppingham. The town is conveniently located for ease of access to major centres such as Leicester, Peterborough, Corby, and Kettering. These 4 centres all have main line train services and the ability of reaching London within the hour.

Services & Council Tax

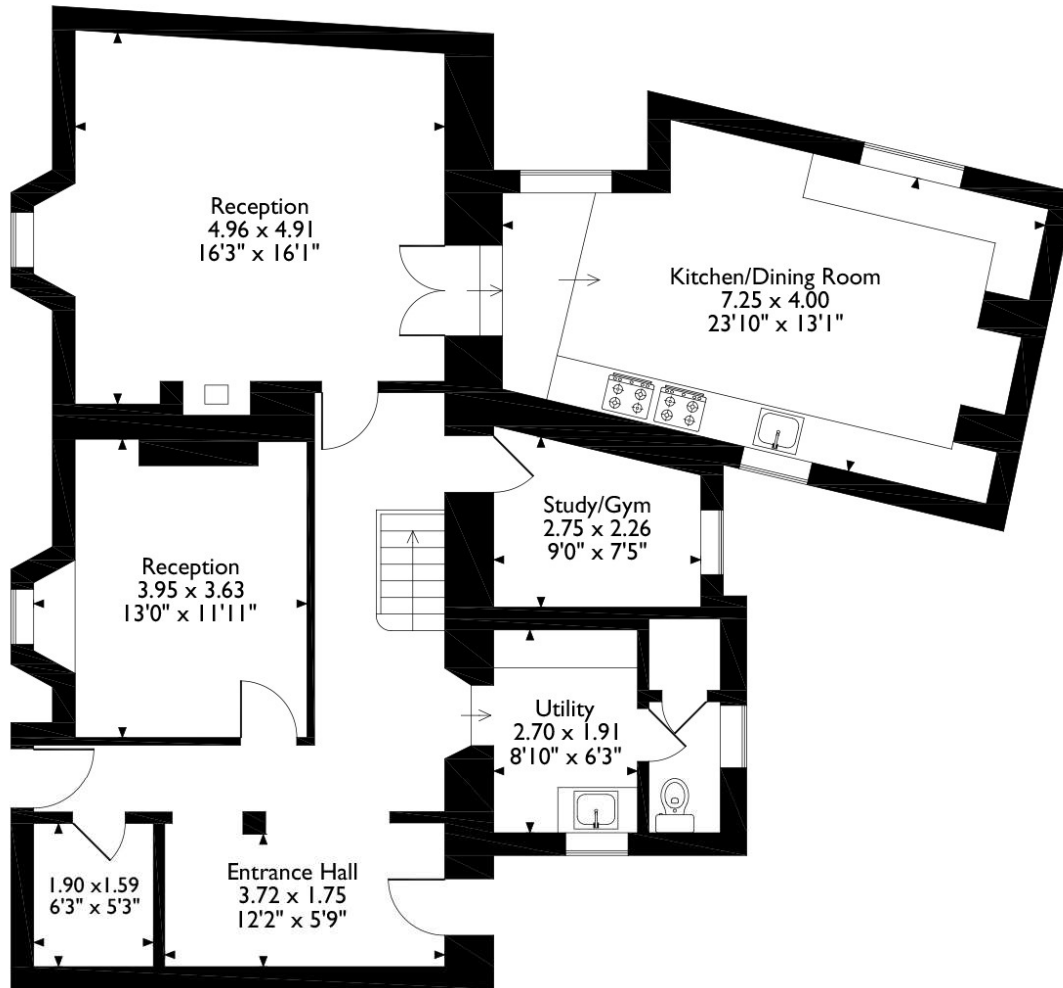
The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band E.

Tenure

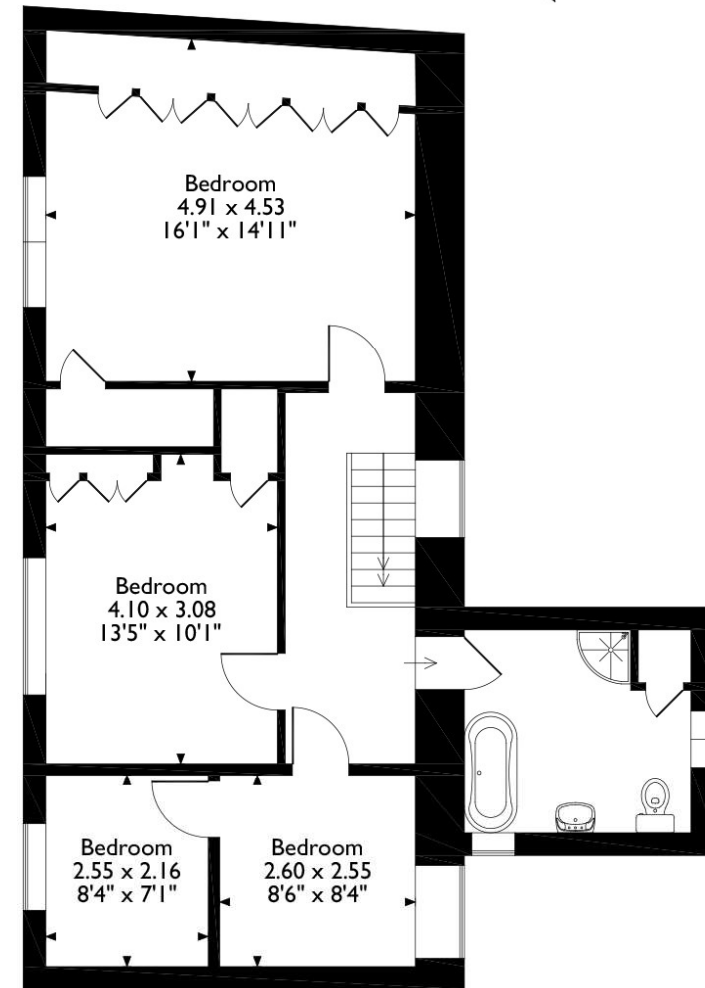
Freehold



3 Barleythorpe Road, Oakham, Rutland LE15 6NR
House Total Approx. Gross Internal Floor Area = 1926 ft² / 179 m²
Measurements are approximate, not to scale, illustrative purposes only.



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.