



## Meadow View

MAIN STREET, BARROWDEN





## “... characterful accommodation & countryside views ...”

---

**A charming three bedroomed stone cottage set over three floors, offering characterful accommodation and countryside views, all nestled in the heart of the ever-popular village of Barrowden.**

Dining Kitchen • Living Room • Downstairs Cloakroom • Three Bedrooms • Family Bathroom • Ensuite Shower • Off-Road Parking • Single Garage • South-Facing Garden • Countryside Views • Village Location • EER - D

### Accommodation

Enter the property through the glass porch with tiled flooring and bench seating and on into the inner hallway. From the hallway stairs rise to the first floor and doors open into the ground floor accommodation. This comprises of a large L shaped Living room with attractive stone fireplace and double glass doors opening into the light and airy dining kitchen. This room run along the full width of the cottage and provides ample space for entertaining and flows out to the garden beyond. The kitchen space has a good range of wall and floor mounted cupboards and drawers plus an integrated oven and microwave. There is also space for an Aga or range style cooker. To the side of the kitchen lies an area offering further full height storage cupboards and space for an American style fridge freezer. The ground floor of the property is completed by a cloakroom with pedestal wash hand basin and low flush WC.

To the first floor lies two of the three bedrooms; one is a double and the other a spacious single. These two bedrooms are serviced by a family bathroom with bath, handheld shower, pedestal washbasin and low flush WC. To the second floor lies the third bedroom. This light filled room has two windows to the rear and built in storage. The accommodation is completed by an ensuite shower with shower cubicle, pedestal wash basin and low flush WC.

### Outside

The property is approached through a wooden five bar gate and onto a large gravel driveway offering ample private parking. To the right is an open grassed area offering glorious countryside views. To the rear of the property, sitting just off the dining kitchen, lies a private terraced area bordered with established shrubs and plants. This makes an ideal space for entertaining during the warmer summer months. The outside space is completed with a stone shed plus a single stone garage with an up and over door.



### Location

Barrowden is a pretty village set around a green with views of the rolling hills of Rutland. Local village amenities include a doctor's surgery and pharmacy, a village shop and a pub, The Exeter Arms. The local town of Uppingham is close by and provides excellent shopping facilities as well as bars and restaurants. The east coast mainline runs from Peterborough to London in just under one hour.

### Services & Council Tax

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

### Tenure

Freehold



Meadow View, 23c Main Street, Barrowden, Oakham, Rutland LE15 8EP

House Total Approx. Gross Internal Floor Area incl. Garage = 1754 ft<sup>2</sup> / 163 m<sup>2</sup>

Measurements are approximate, not to scale, illustrative purposes only.



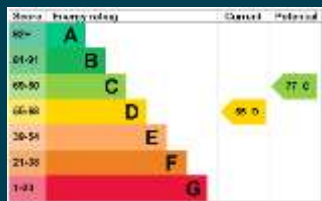
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



**JAMES SELICKS**

**Oakham Office**  
 6-8 Market Place  
 Oakham  
 Rutland  
 LE15 6DT  
 01572 724 437  
 oakham@jamesselicks.com

**Market Harborough Office**  
 01858 410 008  
**Leicester Office**  
 0116 285 4554



[www.jamesselicks.com](http://www.jamesselicks.com)

**Important Notice**

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
  - 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
  - 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
  - 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

**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.