

STADDLE
BARN LODGE







STADDLE BARN LODGE IS AN IMPRESSIVE AND ENERGY EFFICIENT COUNTRY HOME

sitting on a sizeable plot of approximately 1.5 acres and offers extensive, flexible and sociable living accommodation with four-bedrooms, three bathrooms, a large indoor swimming pool/gym, tennis court and multiple outbuilding/office spaces all located in a peaceful spot just a few minutes from the market town of Oakham.



ACCOMMODATION

A central entrance hall gives way to the property's accommodation with stairs rising to the first floor. To either side there are two light and airy reception rooms, to the left, the main living room with timber flooring, windows to two elevations and a log burning stove. A door from this room leads to an inner hallway giving access to a spacious utility room and to the indoor swimming pool/gym. To the right of the central entrance hall is a hallway that gives way to a snug area with French doors out to the garden and then on into the open plan dining kitchen. The impressive open plan dining kitchen has a vaulted ceiling with exposed beams with both the dining and seating area having bi-folding doors creating a wonderful flow from in to out. The kitchen area itself has a comprehensive range of timber-built units with all integrated appliances, a large island with a breakfast bar and an AGA. A door from the kitchen leads to another inner hall with further utility space, a downstairs cloakroom and stairs leading to a one-bedroom annexe. The current owners have created a fully independent office space with its own cloakroom that has been purpose-built for working from home.



THE MASTER SUITE

To the first floor of the main house there is an incredible master suite covering approximately 85 ft², plus two further well-appointed double bedrooms with views to the rear. The master suite is made up of a dressing room with ample built-in wardrobes, a spacious en-suite bathroom and a bedroom area with bi-folding doors opening out to a covered balcony overlooking beautiful countryside views.





THE ANNEXE

The annexe itself includes a well equipped kitchen area, a large and light-filled living room and a double bedroom with built-in wardrobes plus an en-suite bathroom. This annex is ideal for independent older children or as an entirely separate suite for visiting guests.

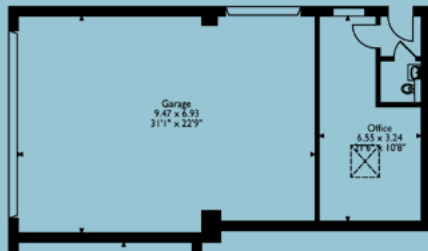
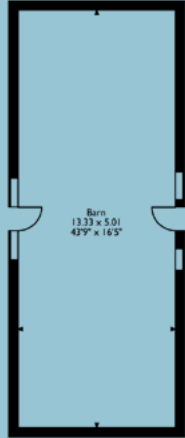
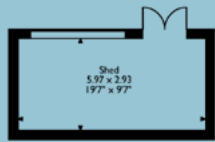


OUTSIDE

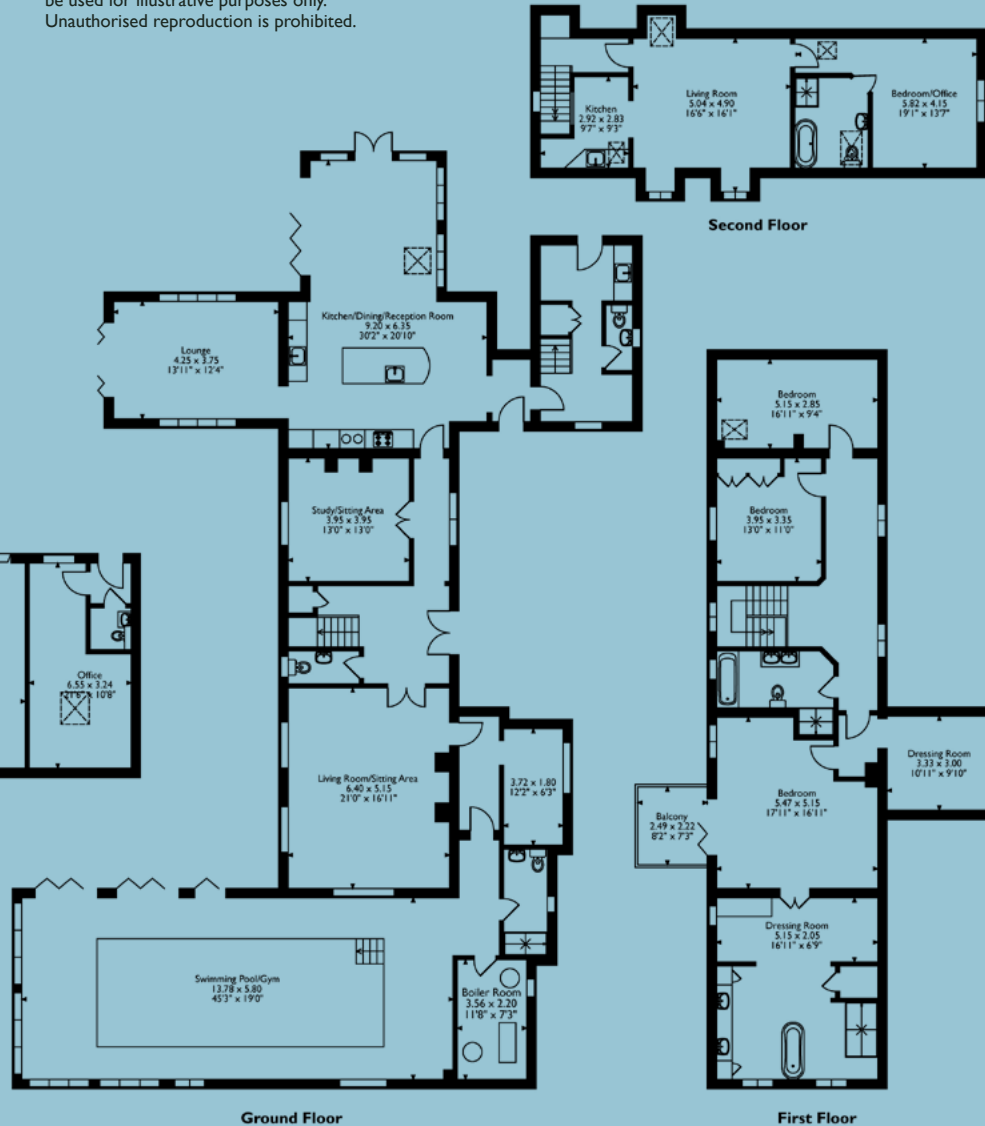
Staddle Barn Lodge is approached through electric gates and onto a sweeping gravel drive with room for ample cars, with additional parking being available in the garage and cart barn. To the rear the majority of the expansive garden is laid to lawn and beautifully planted with established plants and shrubs providing year round interest. A terrace wraps around the property offering wonderful spaces for outdoor entertaining during the warmer months. The gardens have open countryside views affording a real sense of privacy. These glorious views can also be enjoyed from the all-weather tennis court, well located in the left hand corner of the plot.



Staddle Barn Lodge takes its names from the beautiful barn, mounted on Staddle Stones which sits to the left of the main property on passing through the gates. This historical barn creates immediate impact on arrival as well as offering further office/social/lifestyle space.



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



ENERGY EFFICIENCY

- Solar slate roof to main house, field and flat roof solar panels amounting to 13.5kw.
- Tesla Powerwall 2 battery with Tesla Backup Gateway.
- Mains electricity & water, private drainage and an air source heat pump providing heating and hot water.
- Underfloor heating throughout the ground floor — mobile app controlled.
- Pool — water and air heating by ASHP with back up gas boiler. Dehumidification by efficient low energy air-to-air heat exchanger.
- Devolo Powerline Distributed internet.



A RARE VISITOR TO THE MARKET, PROPERTIES LIKE STADDLE BARN LODGE ARE RARELY AVAILABLE. A VIEWING IS STRONGLY RECOMMENDED TO FULLY APPRECIATE EVERYTHING THIS SPECIAL HOME HAS TO OFFER.



JAMES
SELICKS

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