



CORNERSTALLS
OLD DAIRY YARD, EXTON

JAMES
SELICKS



“... DETACHED, FIVE-BEDROOM HOME ...”

Cornerstalls is a detached, five-bedroom stone-built home sitting on an exclusive development offering spacious accommodation, a west-facing garden and beautiful countryside views, sitting in an incredible location at the edge of the sought-after village of Exton.

Dining Kitchen • Four Reception Rooms • Home Office • Utility Room, Downstairs Cloakroom • Five Bedrooms • Family Bathroom, Three Ensuites • West-Facing Garden • Off-Road Parking, Double Garage • Countryside Views • Edge of Village Location •

Ground Floor

A large entrance hall sits central to the property with stairs rising to a galleried landing and doors giving way to the ground floor accommodation. The ground floor in brief consists of a dining kitchen, four reception rooms, a home office, utility room and downstairs cloakroom.

The dining kitchen has a comprehensive range of modern Nathaniel Oliver fitted units with a variety of integrated appliances, a large breakfast bar/island and French doors out to the rear of the property. An archway from the dining kitchen flows into a snug area with built-in shelving and a feature fireplace with a cast iron, gas-fired log burner inset. The utility sits adjacent to the kitchen with further storage, space for white goods and a door into the integral double garage.

The three main reception rooms sit to the west-side of the property overlooking the beautifully-landscaped garden. The dual-aspect main living has a feature fireplace with a cast iron, gas-fired log burner inset and double doors opening into the dining room which then flows into the light and airy garden room complete with a large roof lantern and bi-folding doors opening out to the patio. The ground floor is completed by a fully equipped home office and a downstairs cloakroom.



First Floor

To the first floor there are five well-proportioned bedrooms, three with ensuite facilities and two served by a family bathroom. Four of the bedrooms have built-in wardrobes with the fifth currently used as a study but providing ample space for free-standing furniture. The master bedroom is complemented by its own balcony enjoying beautiful views over the Exton Estate countryside.

Outside

Externally, there is a block-paved driveway to the front providing space for three vehicles and access to the double garage with electric roller doors. A picket fence borders a small front garden with a hand gate leading down a path to the front door.

There is pedestrian access to both sides of the property leading to the garden. Cornerstalls has a wonderfully-private and well-established, west-facing garden, mainly laid to lawn with a large, paved seating area, an array of soft-planting plus, an octagonal summer house with lighting and power and stone-built water feature.

An external spiral staircase rises from the patio to an extensive balcony providing the most beautiful views over the neighbouring countryside. The balcony itself is at first floor level and can be accessed from one of the property's bedrooms.

“... WONDERFULLY-PRIVATE AND
WELL-ESTABLISHED, WEST-FACING
GARDEN ...”



Location

Exton is a pretty village located North of Rutland Water in between the market towns of Oakham and Stamford. The village has a well thought of public house, The Fox and Hounds and primary school. Mainline trains run North & South from Peterborough train station. Rutland Water and the surrounding countryside offers a wide range of outdoor pursuits including cycling, sailing, walking and bird watching.

Services & Council Tax

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

Rutland County Council –Tax Band G

Tenure

Freehold

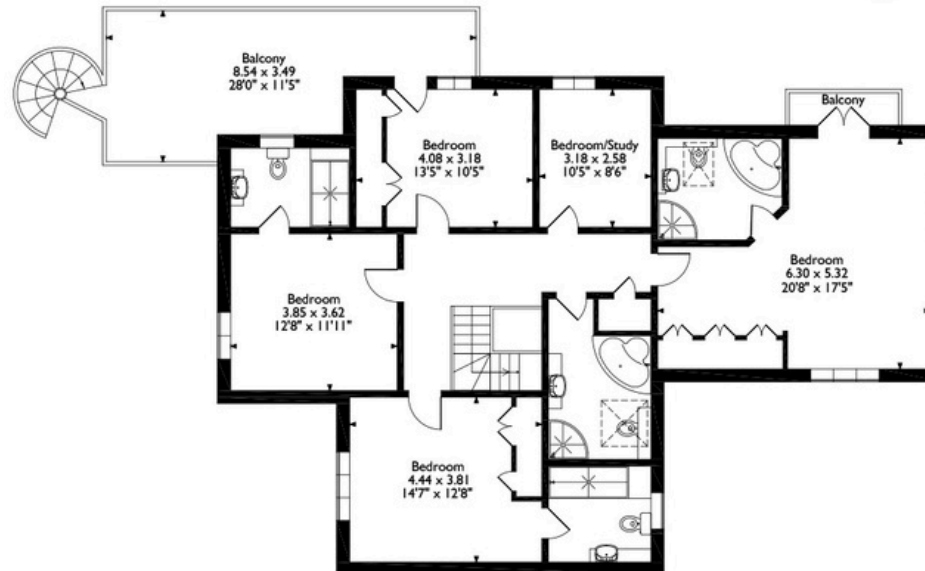




Cornerstalls, 2 Old Dairy Yard, Exton, Oakham, Rutland LE15 8BY
House Total Approx. Gross Internal Floor Area incl. Garage = 3412 ft² / 317 m²
Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

www.james sellicks.com



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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.