

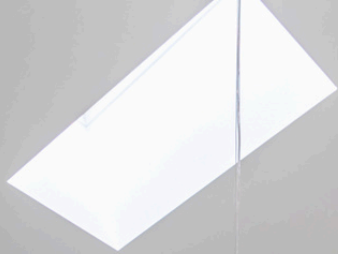


PLOT 4

RIDLINGTON BARNs, RIDLINGTON

JAMES  
SELLICKS







## “... LIGHT-FILLED AND SPACIOUS ACCOMMODATION ...”

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**A recently completed and immaculately-presented, four-bedroom barn conversion offering light-filled and spacious accommodation, off-road parking, a sunny, south-facing garden overlooking beautiful countryside, sitting in a quiet position at the edge of the popular village of Ridlington.**

Open Plan Living Kitchen • One Reception Room • Large Utility Room, Cloakroom • Four Double Bedrooms • Main Bathroom, One Ensuite • Off-Road Parking • South-Facing Garden • Countryside Views • Edge of Village Location •

### **Accommodation**

The accommodation is arranged on one level with the main living space, a large open plan living kitchen, flowing out to the patio and garden beyond. The kitchen itself is a bespoke handmade kitchen by Nathaniel Oliver and has a range of fitted shaker style units under Quartz worktops with integrated Neff appliances including a wine cooler and a 'Slide and Hide' oven. There is also a central island with a breakfast bar creating a natural separation between the kitchen and the living / dining space. A set of French doors surrounded by floor to ceiling glazing opens out to a covered patio and garden beyond. The living accommodation is completed by a separate reception room that could be utilised in a variety of ways and a large utility room offering ample extra storage space and integrated washing machine and tumble dryer.

The property offers four double bedrooms, all with built-in wardrobes, the master bedroom with an ensuite and the further three sharing a family bathroom that comprises a bath, separate shower, wash hand basin and wall hung WC. The internal accommodation is completed by a separate WC sitting just off the entrance hall. All bath/shower rooms comprise Porcelanosa sanitaryware throughout.





### Accommodation continued...

The property as a whole has underfloor heating, high ceilings and an abundance of glazing throughout allowing plenty of light, creating a wonderful sense of space and taking advantage of the beautiful views surrounding it.

### Outside

The property itself sits on a large plot complete with outdoor electric, taps and provisions for an electric car charging point if required.

To the front there is ample parking for four cars on the gravelled driveway and to the rear, the garden wraps around the south and east sides of the property enjoying a sunny aspect and spectacular views over the neighbouring countryside.

The property is one of only four unique homes within this small development and is offered to the market with the agent's strongest recommendation for an internal inspection.



“... SOUTH-FACING GARDEN  
OVERLOOKING BEAUTIFUL  
COUNTRYSIDE VIEWS ...”

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### Location

Ridlington is a quiet Rutland village, located between Uppingham and Oakham, approximately a mile to the West of the A6003. The pretty market town of Uppingham provides a good choice of local amenities and facilities including a local market twice a week and a choice of excellent private and state schools. The A47 provides easy access to Peterborough, Leicester and beyond whilst the east coast mainline, running through Peterborough, allows easy access to London and the northeast.

### Services

The property is offered to the market with mains water and electricity, private drainage, and an air source heat pump.

### Tenure

Freehold









Plot 4 Ridlington Barns, Ridlington Road, Ridlington, Oakham, Rutland LE15 9AP

House Total Approx. Gross Internal Floor Area incl. Garage = 1701 ft<sup>2</sup> / 158 m<sup>2</sup>

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







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**Measurements and Other Information**

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