



LITTLE  
BARNSDALE

OAKHAM







LITTLE BARNSDALE,  
UNIQUELY DESIGNED BY  
AWARD-WINNING GRAND  
DESIGN-FEATURED  
ARCHITECT RODERICK  
JAMES

is a spectacular five-bedroom, green oak framed bespoke home. It is ideally situated in a sought-after private cul-de-sac with outstanding tree top views, designer-landscaped gardens and ample parking within a short walk of Oakham town centre.



## GROUND FLOOR

A light and airy entrance hall, crowned by a striking roof lantern, invites you into the voluminous green oak framed central living space beyond. The free-flowing space is beautifully lit by full height oak framed glass walls and dramatic roof lights, offering views of the surrounding treescape. The ground floor includes an impressive open plan living kitchen, one/two reception rooms, two/three ground floor bedrooms, two bath/shower rooms, a pantry, utility room, laundry and a downstairs cloakroom.

At the heart of the house is the 41 ft. living kitchen with a vaulted, double height ceiling featuring exposed oak beams artisan-crafted by Carpenter Oak. A Fired Earth tiled floor runs throughout and is warmed by underfloor heating. The sleek Noble Russell kitchen has an extensive range of bespoke Corian-topped fitted units with an inviting curved central island and breakfast bar. At the opposite end there is a soft seating area with a glazed gable wall incorporating a modern inset fireplace (suitable for both bioethanol fuel and logs).

Three sets of French doors open out to an expansive, curved wooden deck, extending the living space and creating that much sought-after flow from in to out for easy entertaining and day-to-day living. Adjacent to the kitchen is a useful pantry that leads down to a fitted laundry room with a door opening out to a covered storage area.





To the front of the property there is a delightful separate sitting room with a bay window. Tucked into the north-easterly corner, the principal bedroom is an incredibly private and peaceful room, with views of the front garden, an ensuite bathroom and a generous dressing area with built in wardrobes. There is a further double bedroom set over two levels with seating area and an ensuite bathroom.



## FIRST FLOOR & MEZZANINE

An elegant open-tread oak and glazed staircase rises to a galleried landing directly under the lantern light. This connects to the extensive mezzanine level which provides an ideal space for a home office. From here there are French doors which open onto a rooftop balcony spanning the width of the building with stunning views over the treetops, garden and to the countryside beyond. Stairs lead from the landing to two double bedrooms and an inter-connecting single study/bedroom. There is also a good-sized family bathroom with Fired Earth pebble flooring and a verdant view.





## FRONT GARDEN

To the front of the property is a large, gravelled driveway with parking for up to six cars. The charming front garden is mainly laid to lawn with well-established soft planting, trees and shrubs, creating year-round interest and a wonderful sense of privacy. There is a decked veranda and a further circular patio area.



Little Barnsdale sits on a substantial plot of approximately one acre in the former historic arboretum of Catmose House. It overlooks protected parkland to the front and rolling fields to the rear. There are beautiful front and rear gardens designed by RHS medal-winner Soo Spector and a lower woodland area, stream and paddock.



## REAR GARDEN

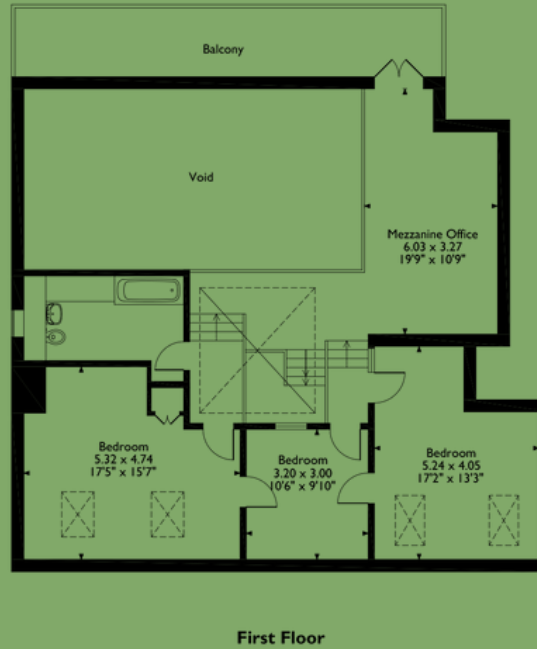
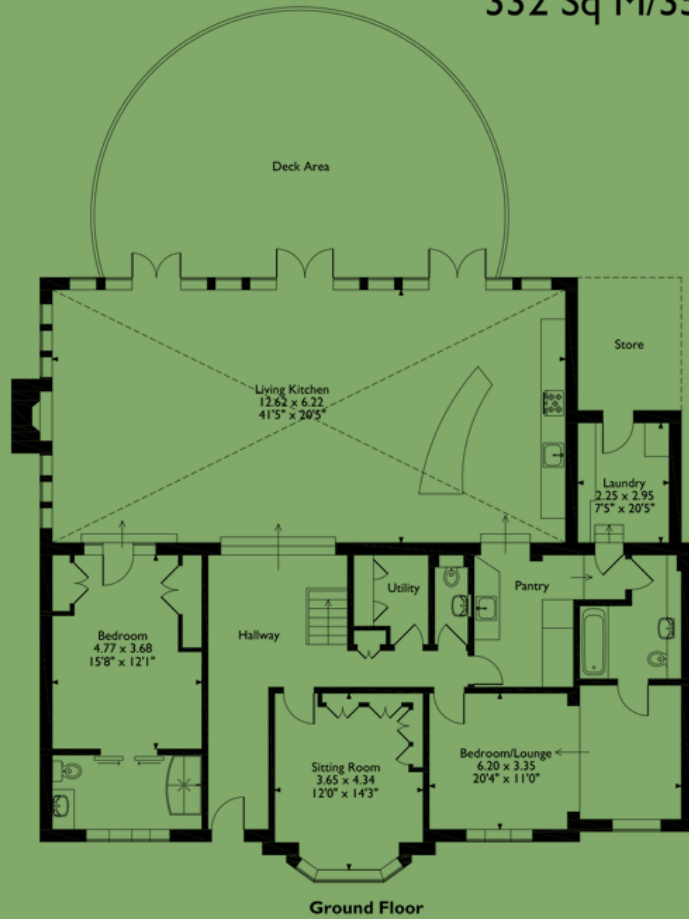
The south-facing rear garden is tiered into four different decked levels, leading to the lower garden which is laid to lawn and surrounded by a variety of tropical plants, shrubs and specimen trees. Beside the stream is a secluded seating area with an artisan-crafted bridge, connecting you to the open expanse of the paddock beyond.

A rare opportunity to acquire a meticulously designed home, offering one of the finest vistas in Oakham along with privacy, flexible living options, and award-winning craftsmanship throughout.



This unique home has bespoke features and sustainable design elements including a fireplace with eco-friendly bioethanol fuel options, underfloor heating in the living area and master ensuite, the oak balcony also provides solar shading to the lower rooms and an automated garden watering system.

12 Catmose Park Road, Oakham  
 Approximate Gross Internal Area  
 332 Sq M/3573 Sq Ft



## FEATURES

- Striking architect-designed artisan-crafted green oak home
- Vaulted open plan living space with dramatic countryside views
- Stunning bespoke designer kitchen
- 4/5 bedrooms, 2 reception rooms, 3 bathrooms
- Mezzanine office
- Extensive landscaped front and rear gardens with entertaining spaces, stream and paddock
- Private driveway
- Desirable location on private cul-de-sac, perfectly combining town and country living
- Easy walking or biking distance to town, train station, outstanding schools and Rutland Water



**OFFERED TO THE MARKET WITH NO CHAIN AND THE AGENT'S HIGHEST RECOMMENDATION FOR AN INTERNAL INSPECTION**

## 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.

Rutland County Council – Tax Band F

## TENURE

Freehold



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



www.jamesellicks.com

Market Harborough Office  
01858 410 008  
Leicester Office  
0116 285 4554



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

### 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.