



HAY BARN COTTAGE  
MILL LANE, BARROWDEN

JAMES  
SELICKS







## “... BEAUTIFULLY-PRESENTED AND DECEPTIVELY SPACIOUS ...”

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Hay Barn Cottage is a beautifully-presented and deceptively spacious, three-bedroom character cottage featuring a west-facing garden and off-road parking, all nestled in the heart of the picturesque and highly sought-after village of Barrowden.

Open Plan Dining Kitchen • One Reception Room • Downstairs Cloakroom • Three Bedrooms • Two Bath/Shower Rooms • Off-Road Parking • West-Facing Garden • Sought-After Village Location •

### Ground Floor

Hay Barn Cottage strikes a perfect balance between timeless character and contemporary comfort. This charming home has been thoughtfully updated to blend original features with modern living, creating a warm and inviting space.

A stable door opens into an entrance hall with stairs rising to the first floor, access to the downstairs cloakroom and two further doors opening into either end of the open plan dining kitchen. The open plan dining kitchen is a generous and dual-aspect L-shaped room with a French door opening out to the patio and garden.

The kitchen area itself features a comprehensive range of shaker style fitted units with a variety of integrated appliances, a Belfast sink, space for white goods and a breakfast bar. A glazed double door opens from the dining kitchen into the well-proportioned reception room, again with a dual aspect and a French door opening out to the garden allowing plenty of natural light.





### First Floor

To the first floor there are three bedrooms and two bathrooms. The primary bedroom is of a generous size with windows to two elevations and complemented by a beautifully finished ensuite shower room. The further two bedrooms both offer built-in wardrobes and share a bathroom comprising a shower bath, wash hand basin, low flush lavatory and heated towel rail.

### Outside

Hay Barn Cottage sits at the end of a no through lane with a footpath at the end leading down to the River Welland and open fields. A set of double timber gates opening into the properties fully enclosed outdoor space with a westerly aspect allowing for plenty of sunshine throughout the day.

Initially there is a hard standing parking area for two cars with an ample sized garden area beyond. The garden itself is mainly laid to lawn with sleeper borders and a patio sitting directly off the living accommodation offering that much sought after indoor/outdoor flow.

“... HIGHLY SOUGHT-AFTER  
VILLAGE OF BARROWDEN ...”

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### 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. Situated close to the A47, Barrowden is well located for 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 D

### Tenure

Freehold





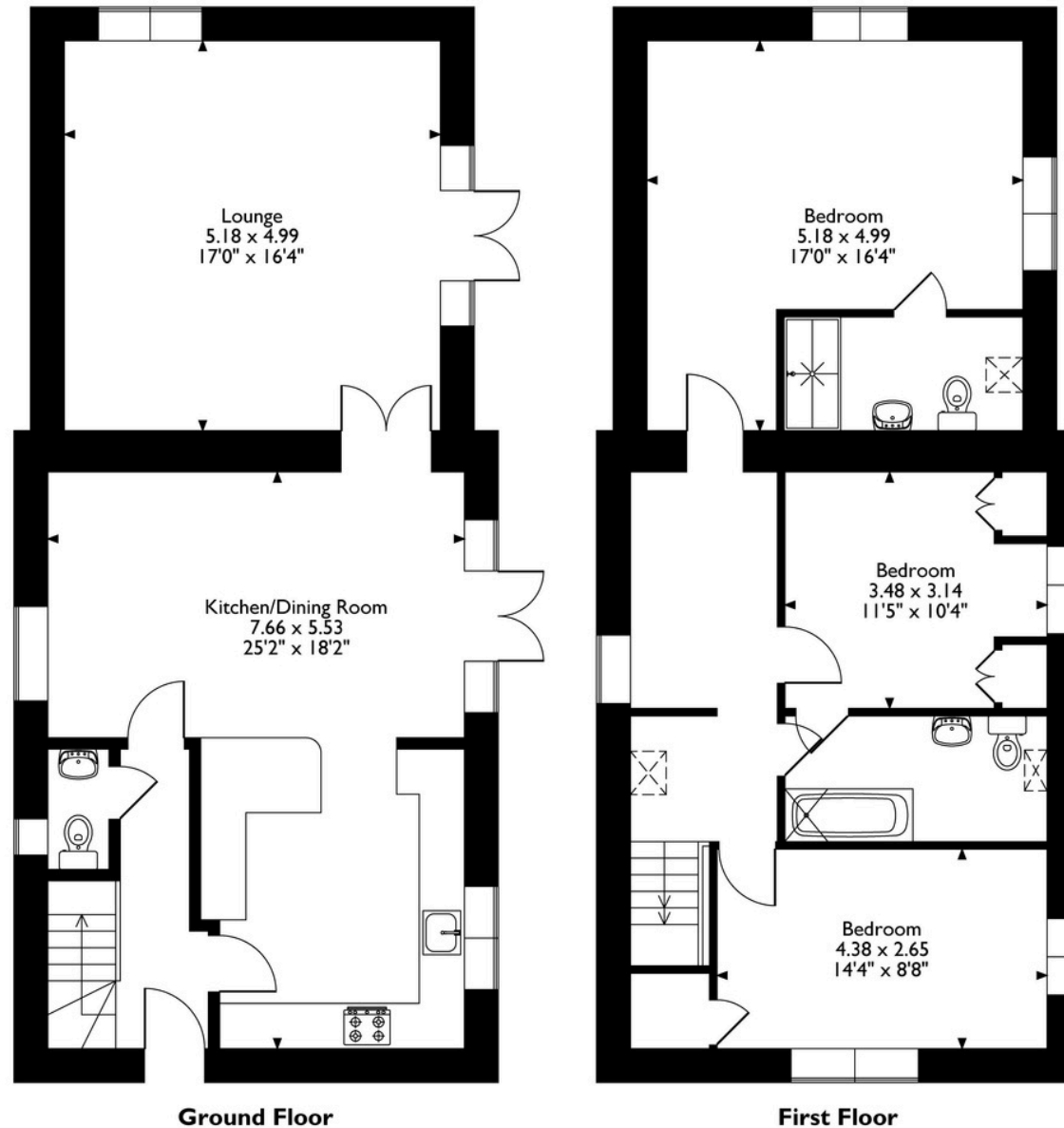




**Hay Barn Cottage, 6 Mill Lane, Barrowden, Oakham, Rutland LE15 8EH**

House Total Approx. Gross Internal Floor Area = **1528 ft<sup>2</sup> / 142 m<sup>2</sup>**

Measurements are approximate, not to scale, for 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.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.



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