



BARN OWL HOUSE
LYNDON ROAD, MANTON

JAMES
SELICKS



“... SPACIOUS AND VERSATILE ACCOMMODATION ...”

Barn Owl House, originally built in the 1800s, is a beautifully converted four-bedroom barn offering spacious and versatile accommodation set within a substantial six-acre plot enjoying some of the most breathtaking views over Rutland Water.

Breakfast Kitchen • Two Reception Rooms • Three Ground Floor Ensuite Bedrooms • First-Floor Master Suite • Private Driveway, Triple Garage • Six-Acres of Grounds • Rutland Water Views • Planning Permission Granted • NO CHAIN • EPC - E

Ground Floor

Enter the property through an entrance hall, featuring exposed stonework, a downstairs cloakroom, and doors leading to the rest of the accommodation. The spacious sitting room, complete with a feature fireplace, windows overlooking the courtyard, and expansive glazed sliding doors that open onto the garden—framing breathtaking, uninterrupted views over Rutland Water.

Beyond the sitting room lies the breakfast kitchen, which is fitted with a comprehensive range of wall-mounted and floor-standing units. There is space for an American-style fridge freezer, a Belfast sink, and an oil-fired AGA. Glazed French doors open into the central courtyard, while a separate cupboard houses the oil-fired central heating boiler and pressurised hot water tank. Adjacent to the kitchen, the dining room also enjoys panoramic views through large, glazed sliding doors, creating a seamless connection with the garden and Rutland Water beyond.

The ground floor further comprises two generously sized double bedrooms, each with built-in wardrobes, en-suite shower rooms, and French doors opening into the central courtyard. On the opposite side of the courtyard sits a beautifully appointed guest suite, featuring a large double bedroom, a dressing area, and an en-suite shower room.

Practical elements are well-considered, with a separate utility room offering space and plumbing for white goods, and an adjoining boot room accessed directly from the courtyard.



First Floor

A staircase rises from the sitting room to the master suite, which includes a spacious double bedroom, a dressing room with extensive built-in storage, and an en-suite bathroom. The bedroom is a true retreat, enhanced by extensive glazing that captures sweeping views across the garden, land, and Rutland Water beyond.

Outside

The property is accessed via wrought iron electric gates, opening onto a generous gravelled driveway with a central turning circle. Additional outbuildings include a triple open-fronted garage and a large shed providing ample workshop and storage space.

Set within approximately six acres, the land immediately surrounding the home forms beautifully maintained formal gardens, enriched by mature floral borders, established specimen trees, and year-round interest. The U-shaped barn conversion embraces a central courtyard, accessible from most of the ground floor rooms, offering a sheltered and private space ideal for outdoor entertaining.

The majority of the garden lies to the rear of the property, gently sloping toward Rutland Water. This area is mainly laid to lawn, bordered by mature trees and hedging, with a clear divide between the garden and the paddock below.

This unique barn conversion offers a rare opportunity to own a home with some of the most stunning vistas over Rutland Water available in the area. Combining exceptional views, versatile living space, and an idyllic rural setting, this is a property that truly must be seen to be fully appreciated.

Planning Permission

The property has planning permission granted for the construction of a swimming pool and the conversion of the existing triple garage into additional accommodation.

Planning ref. 2024/0502/FUL

“... BREATHTAKING VIEWS OVER
RUTLAND WATER ...”



Location

The property is located just outside of the pretty village of Manton overlooking Rutland Water and close to the popular county towns of Stamford, Oakham and Uppingham. The area is particularly well served by plenty of popular schooling in both the state and private sectors. Manton is accessible to a number of major centres including Peterborough, Corby, Kettering, Leicester, Melton Mowbray, Nottingham and Grantham offering mainline train services to many London stations. Rutland Water and the surrounding countryside offers a wide range of outdoor pursuits including cycling, sailing, walking, birdwatching and horse riding.

Services & Council Tax

The property is offered to the market with all mains water and electricity, private drainage and oil-fired central heating.

Rutland County Council – Tax Band G

Tenure

Freehold





Barn Owl House, Lyndon Road, Manton, Oakham, Rutland LE15 8RN
House Total Approx. Gross Internal Floor Area incl. Garage = **2756 ft² / 256 m²**
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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Measurements and Other Information

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