



THE BARN
CHURCH LANE, BISBROOKE

JAMES
SELICKS



“... VERSATILE AND CHARACTER-FILLED ...”

A well-presented three-bedroom, single-storey barn conversion offering character-filled and flexible accommodation with options for multi-generational living, Airbnb or simple conversion, set on a generous wrap-around plot in a private and peaceful setting within the sought-after hamlet of Bisbrooke.

Dining Kitchen • One Reception Room • Two Double Bedrooms • Two Bath/Shower Rooms • Utility Room • One-Bedroom Annexe • Private Driveway, Single Garage • Village Location • EPC - D •

Main House

A glazed front door opens into an entrance hall, featuring exposed stone walls and natural stone flooring. From here, doors lead into both the main house and a one-bedroom annexe.

The main house opens into an open-plan dining kitchen, centrally located within the property and stretching the full depth from front to rear. Floor-to-ceiling sliding doors at the rear provide seamless access to a patio and the garden beyond. The kitchen is well-appointed with a range of fitted units, integrated appliances, a central island, and space for an American-style fridge freezer.

To the right of the kitchen, the spacious living room features a vaulted ceiling, exposed stone walls, an over height glazed door and picture window overlooking the garden—offering a warm, characterful space with natural light through the modern glazing.

The main house includes two double bedrooms. The principal bedroom, located at the rear, benefits from ample built-in storage and an ensuite bathroom. The second bedroom, positioned at the front, also enjoys its own ensuite shower room, which doubles as a utility area.



Outside

Externally, The Barn is set centrally within a generous quarter-acre wrap-around plot. A gravelled driveway at the front offers ample off-road parking and access to a detached single garage. Two front lawn areas, adorned with specimen trees, provide year-round interest and privacy from neighbouring properties. Gravelled pathways meander around the house, with a hand gate to the right leading to the annexe's private outdoor area. This low-maintenance space includes a lawn bordered by patio and enclosed on two sides by a charming stone wall.

Another gate leads to a sunken patio area accessed from the main house's living room—a wonderfully private space for outdoor entertaining. The west side of the garden features a further patio off the dining kitchen, shaded by a pergola, perfect for summer dining. The gardens are beautifully landscaped with mature planting and well-established boundaries, creating a secluded and peaceful outdoor sanctuary. The garden also features an office complete with electricity and cabled broadband.

Location

Bisbrooke is a small hamlet, a mile or so from the ever-popular village of Lyddington and a 20-minute walk across glorious open countryside into the market town of Uppingham with its excellent schools and shops. Situated close to the A47, Bisbrooke 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.

Tenure

Freehold

“... GENEROUS QUARTER-ACRE,
WRAP-AROUND PLOT ...”



One-Bedroom Annexe

The one-bedroom annexe is accessed via a separate door from the entrance hall and opens into a generous 24-ft dual-aspect open-plan living kitchen. Three windows and a set of large sliding doors lead to a private patio and lawn, fill the space with natural light.

The kitchen is fitted with a good range of units, a central island, integrated appliances, and space for freestanding white goods. A double bedroom with an ensuite shower room and a separate WC completes the annexe.

Services & Council Tax

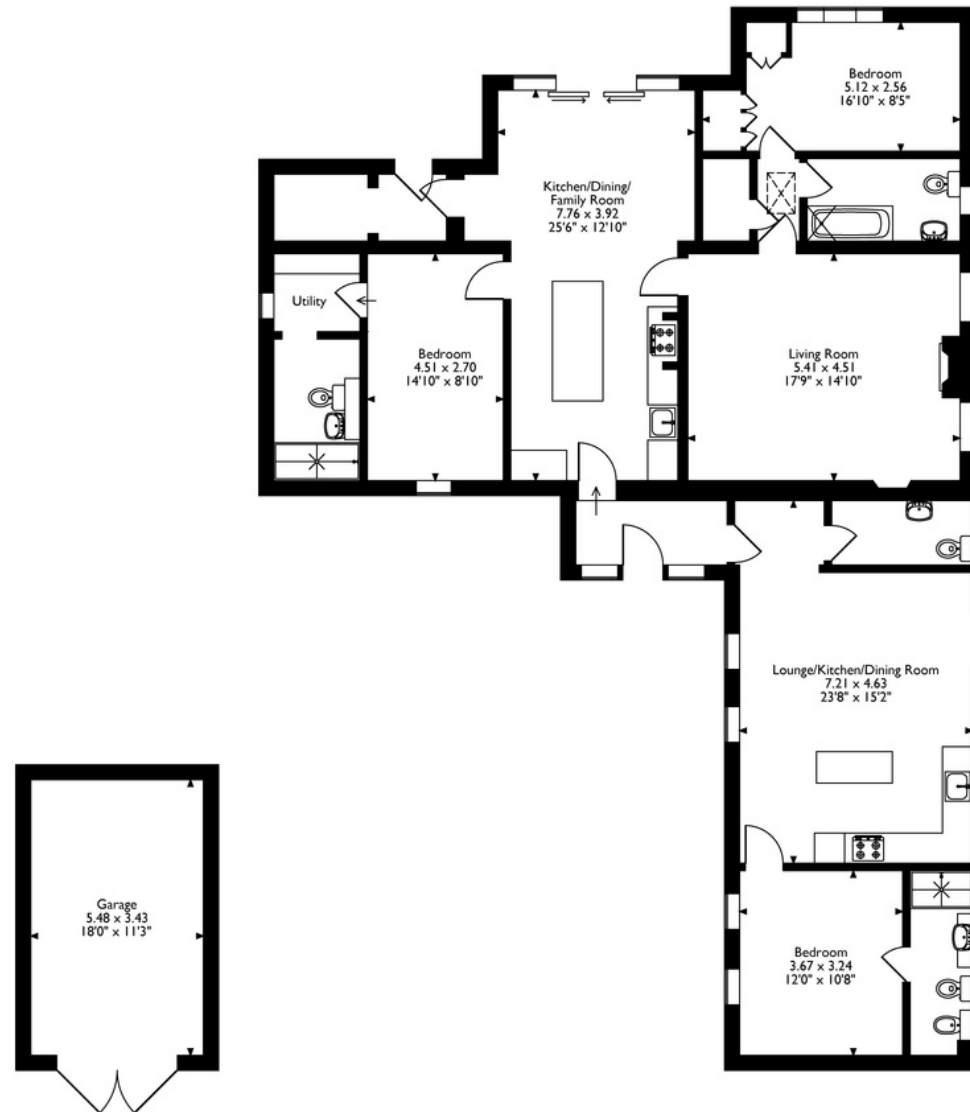
The property is offered to the market with all mains services and gas-fired central heating. There is full fibre to the property with giga speed Wi-Fi and broadband.

Rutland County Council – Tax Band D





The Barn, 1 Church Lane, Bisbrooke, Oakham, Rutland LE15 9EL
House Total Approx. Gross Internal Floor Area incl. Garage = **1949 ft² / 181 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.



**JAMES
SELICKS**

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT

01572 724 437

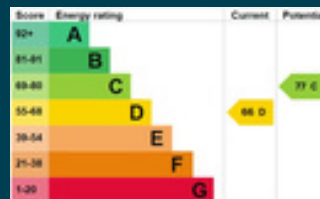
oakham@jamesselicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



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.

www.jamesselicks.com

