



NORTH BARN
THE AVENUE, EXTON

JAMES
SELICKS



“... FOUR-BEDROOM STONE-BUILT BARN CONVERSION ...”

North Barn is a distinguished four-bedroom stone-built barn conversion that combines the charm of a period property with the advantages of modern energy efficiency. Set within a generous plot, it features a beautifully established garden, ample off-road parking with garaging, and a peaceful, private setting just outside the sought-after village of Exton.

EPC - A • Dining Kitchen • Three Reception Rooms • Utility Room, Downstairs Cloakroom • Four Bedrooms • Family Shower Room, One Ensuite Bathroom • Well Established Garden • Off-Road Parking • Double Garage with Office Above • Peaceful Location •

Ground Floor

North Barn offers a rare opportunity to acquire a spacious family home that combines the character of a period property with the innovation of complete energy independence. Unlike many larger houses that are costly to run, North Barn has been carefully modernised with the capability of operating fully off-grid, powered entirely by renewable energy. The result is a home that delivers modern comfort alongside long-term sustainability.

Entering the property, a central entrance hall with flagstone flooring provides access to the ground floor accommodation. To the right lies the main reception room, a striking part-double height space with floor-to-ceiling glazing to both the front and rear, filling the room with natural light. A feature fireplace houses a log-burning, while double doors lead seamlessly through to the dining kitchen.

The dining kitchen has a range of fitted units, space for freestanding appliances, and ample room for a dining table. Double doors open into a timber-framed garden room, with French doors leading out to a patio area. At the opposite end of the house is a further reception room, equally light-filled thanks to ample glazing. Completing the ground floor is a large utility room with space for white goods, and a downstairs cloakroom, both accessed from the entrance hall.



First Floor

From the main reception room, stairs rise to a generous galleried landing with a vaulted ceiling and exposed beams. This versatile space is large enough to accommodate a study, seating area, or a variety of other uses. The principal bedroom suite sits to one side, complete with en suite bathroom, walk-in wardrobe, and a window framing pretty views over the garden. To the other side of the landing are three further bedrooms—one double and two singles—served by a beautifully appointed shower room with walk-in shower, wash hand basin, WC, and heated towel rail.

Outside

Externally, North Barn sits within a generous plot of just over half an acre. The well-established garden enjoys westerly sunshine, with a gravel terrace directly off the property providing a superb setting for outdoor entertaining. Beyond lies a large lawn, flanked by mature borders, specimen trees and hedging, creating year-round interest and a high degree of privacy.

The property is approached via a shared driveway, leading to ample private parking and a double garage. Above the garage is a useful home office, accessed via an external staircase. A timber pavilion with pizza oven sits at the far end of the garden, creating the ideal all-weather entertaining space.

“... A HOME THAT DELIVERS
MODERN COMFORT ALONGSIDE
LONG-TERM SUSTAINABILITY ...”



Location

North Barn is located just outside of Exton, a charming conservation village set in rolling countryside just a mile north of Rutland Water. The village features a popular pub, The Fox and Hounds, and a well-regarded primary school. Nearby historic market towns, Oakham and Stamford, offer a wealth of shops, restaurants, and amenities. With the A1 just four miles east and the A606 providing east-west access, Exton enjoys excellent road connections for commuting and travel.

Services & Council Tax

The property is offered to the market with all mains services, a ground source heat pump and solar panels.

Rutland County Council – Tax Band F

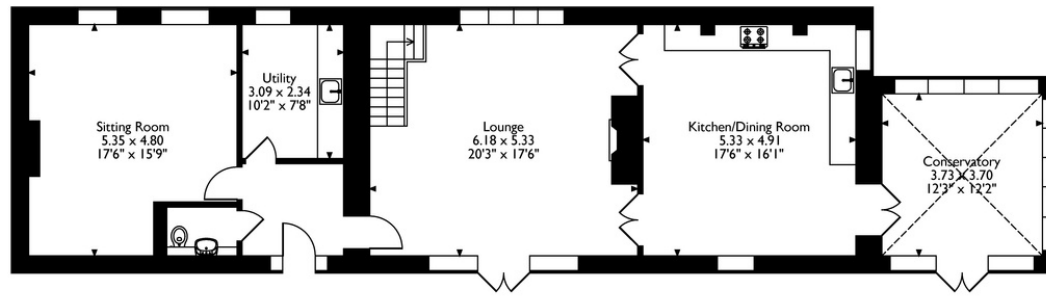
Tenure

Freehold

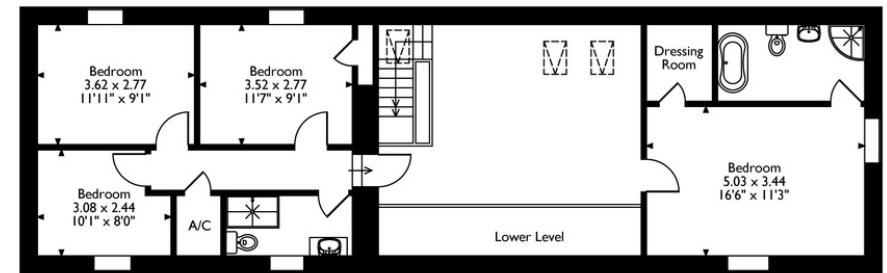




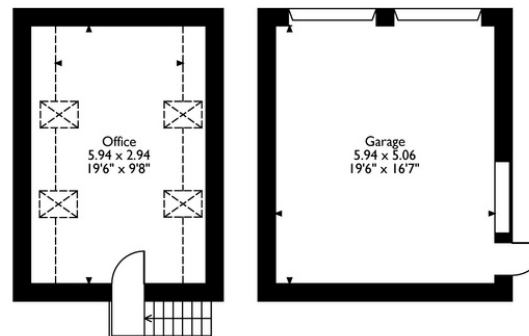
North Barn, The Avenue, Exton, Oakham, Rutland LE15 8AH
House Total Approx. Gross Internal Floor Area incl. Garage = **2874 ft² / 267 m²**
Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor





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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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