



OLD BARN

GLEBE ROAD, NORTH LUFFENHAM

JAMES
SELICKS



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

Old Barn is a spacious four-bedroom stone barn conversion offering flexible living accommodation, set in a quiet location within one of Rutland's most sought-after villages.

Dining Kitchen • One Reception Room • Utility Room • Master Bedroom with Ensuite • Three Ground Floor Bedrooms • Two Ground Floor Bath/Shower Rooms • Single Garage • Off-Road Parking • Village Location • EPC - E

Accommodation

Enter the property into a spacious entrance hall, which provides access to the ground floor accommodation and the utility room, complete with gas-fired boiler, hot water tank, space for white goods, a stainless-steel sink, and storage. To the right, a hallway leads to three ground floor double bedrooms, one with an ensuite shower room, and the other two served by a family bathroom.

To the left, a door opens into the impressive vaulted living room with exposed timber trusses, a wood-burning stove, and stairs to a mezzanine landing overlooking the space. The living room steps down into the open-plan kitchen, fitted with floor and wall units, integrated dishwasher, electric double oven with induction hob and extractor, undercounter fridge and freezer, and a stainless-steel sink. The room easily accommodates an 8-seater dining table and seating area, with bifold doors opening to the outdoor space.

Stairs from the living area lead to the first-floor mezzanine landing that is currently used as a second reception room, giving access to the principal bedroom suite with built-in storage and an ensuite shower room.

Outside

Externally, the property is approached via a gravel driveway providing off-road parking and access to the garage. Positioned to the south, the garden enjoys maximum sunlight throughout the day, offering a private and sheltered space ideal for outdoor entertaining. This deceptively spacious home sits on the edge of North Luffenham, with stunning views over open countryside to the south. Properties of this calibre must be viewed to be fully appreciated, and an internal inspection is strongly recommended.



Location

North Luffenham is a delightful Rutland village ideally situated near the historic market towns of Oakham, Stamford, and Uppingham. It benefits from excellent rail connections with stations in Oakham and Stamford providing easy access to the Midlands, Peterborough, and London, making it ideal for commuters. The village boasts a strong community spirit, centred around a well-regarded primary school, a variety of active sporting and social clubs, and a thriving pub that serves as a hub for local gatherings. Surrounded by beautiful countryside and close to Rutland Water, North Luffenham offers a peaceful yet well-connected lifestyle.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

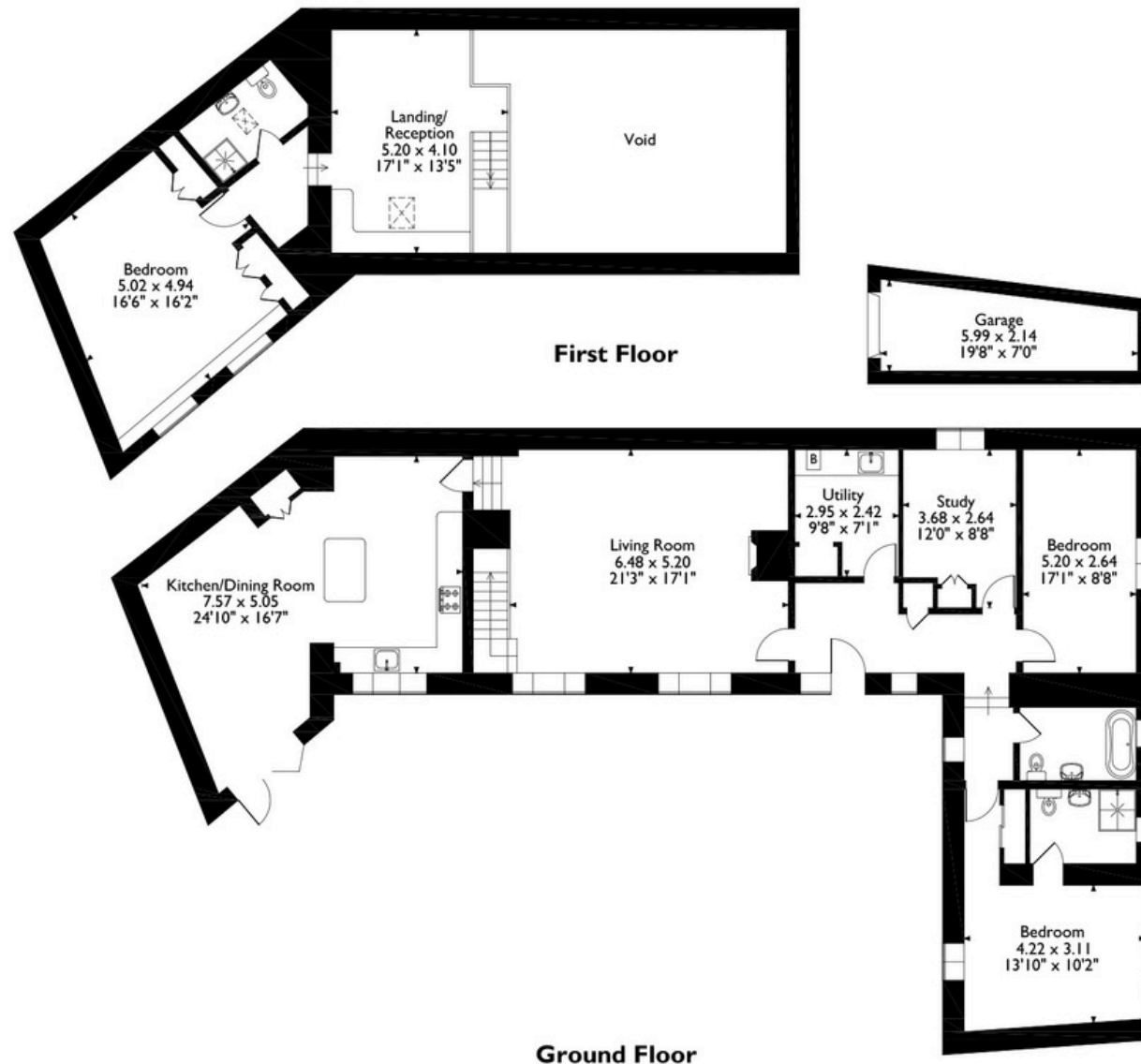
Rutland County Council – Tax Band G

Tenure

Freehold



Old Barn, Glebe Road, North Luffenham, Oakham, Rutland LE15 8JU
House Total Approx. Gross Internal Floor Area incl. Garage = **2379 ft² / 221 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

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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