



PASTURE LANE
BARLEYTHORPE, RUTLAND

JAMES
SELICKS



“... SEMI-DETACHED, VICTORIAN COTTAGE ...”

A charming, three-bedroom, semi-detached Victorian cottage offering well-presented accommodation and sitting on a sunny, south-east facing plot with a private garden, off-road parking and field views, located down a quiet lane in the old Barleythorpe village.

Dining Kitchen • Two Reception Rooms • Utility Room, Downstairs Cloakroom • Three Bedrooms • Family Bathroom • Off-Road Parking, Garage/Outbuilding • South-East Facing Garden • Village Location • EER - D •

Accommodation

The front door opens into an entrance hall with the downstairs cloakroom to the left and the dining kitchen to the right. The dual-aspect dining kitchen is filled with light with the kitchen area sitting to the rear and the dining area to the front. The kitchen has a good range of fitted, shaker style units with a variety of integrated appliances and space for a fridge freezer and cooker. The dining area has a feature fireplace and built in cabinetry to either side. To the rear of the property there is a central hallway with stairs rising to the first floor and the two reception rooms to either side. To right, is the main living room with a feature fireplace and open fire, to the left is a snug/playroom with a French door opening out to the patio and garden. To the first floor there are three bedrooms, two doubles and a single. The two double bedrooms sit to the rear of the property with lovely field views and ample space for free-standing furniture. The single bedroom sits to the front of the property. All three are served by a family bathroom that comprises a shower bath, wash hand basin and low flush lavatory.

Outside

Externally, there is a large, gravelled driveway to the front accessed through five-bar timber gates providing ample off-road parking and access to the garage and outbuildings. A pathway from the driveway leads to the front door and then flows into the property's garden. A timber pergola sits above a large patio area which then turns to lawn that wraps around the Eastern and Southern sides of the property. The garden itself is predominantly laid to lawn with soft planting and a secondary patio area to the rear plus, two raised vegetable beds. The garden is fenced or hedged on all sides offering a great degree of privacy and security.



Location

Barleythorpe is a Rutland village situated between the market town of Oakham and the village of Langham. Oakham being an attractive and historic market town with a full range of shops and other facilities including a train station. The area provides excellent schooling, both state and public with Catmose College and Harrington sixth form both having received outstanding Ofsted reports and sitting only a couple of minutes' walk from this property.

Services & Council Tax

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

Rutland County Council – Tax Band C

Tenure

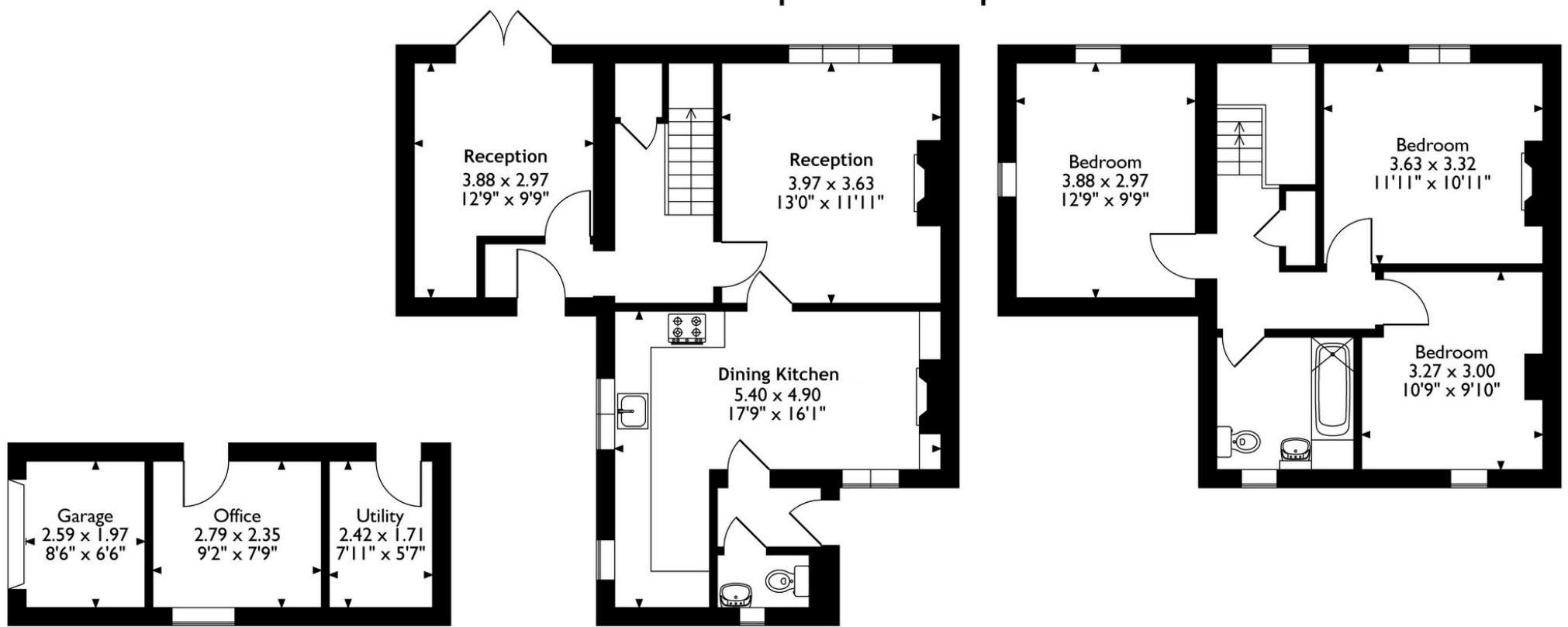
Freehold



9 Pasture Lane, Barleythorpe, Oakham, Rutland LE15 7EQ

House Total Approx. Gross Internal Floor Area incl. Garage/Outbuildings = 1313 ft² / 122 m²

Measurements are approximate, not to scale, for illustrative purposes only.



Outbuilding

Ground Floor

First Floor

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		84 B
69-80	C		
55-68	D	67 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.