



Pilton Road, North Luffenham  
Asking Price Of £570,000





The Barn three en-suite barn conversion at Pilton, which includes circa 0.5 of an acre paddock. READY FOR OCCUPANCY SUMMER 2023. Converted to an efficient and stylish home, with open field aspects. Insulated to the highest standard and with air source heating, a real bonus in the current climate. Situated between North and South Luffenham, for easy access to Rutland Water, and the well-sought after market towns of Oakham and Stamford, and within walking distance to the local village pubs.

Insulated to the highest standard and with air source heating, a real bonus in the current climate. Finished with internal oak doors and staircase along with glass balustrade and bi-fold doors to the rear. Externally the barn will be finished in wood cladding, to the upper half and cream render to the bottom. The layout is very much open plan and offers a double height ceiling to the kitchen/living area which can be fitted with your choice of kitchen units\* and integrated appliances\*. There are three double bedrooms all with their own en-suites. Spacious entrance hall ideal for a home office, a utility/downstairs W/C completes the accommodation. To the outside there is an enclosed paved patio to the rear which sweeps round to the side and overlooks the paddock area which is ideal for a small holding. Plus, gravel area with wrought iron fencing and matching gate to the front and parking for at least two.





The builder has informed Osprey there is a 10 Year Guarantee on the build. Please note all floor and site plans are not to scale and for guidance only.

Boundaries and plans are subject to owners' confirmation

Plot three, paddock is classed as Agricultural land and is a approximately 1/2 acre - subject to measurement

Please note the internal photos are of plots two and three

All prices are dependent on chosen finish.







GROUND FLOOR -

KITCHEN / DINING / LIVING SPACE - 6.48m x 8.68m max Approx

BEDROOM THREE - 4.77m x 3.30m max Approx.

HALLWAY/STUDY - 4.07m x 3.09m max Approx

UTILITY / W/C - 1.99m x 2.23m Approx.

1ST FLOOR -

BEDROOM ONE - 4.07m x 3.12m max Approx

EN-SUITE - 1.93m x 1.73m max Approx

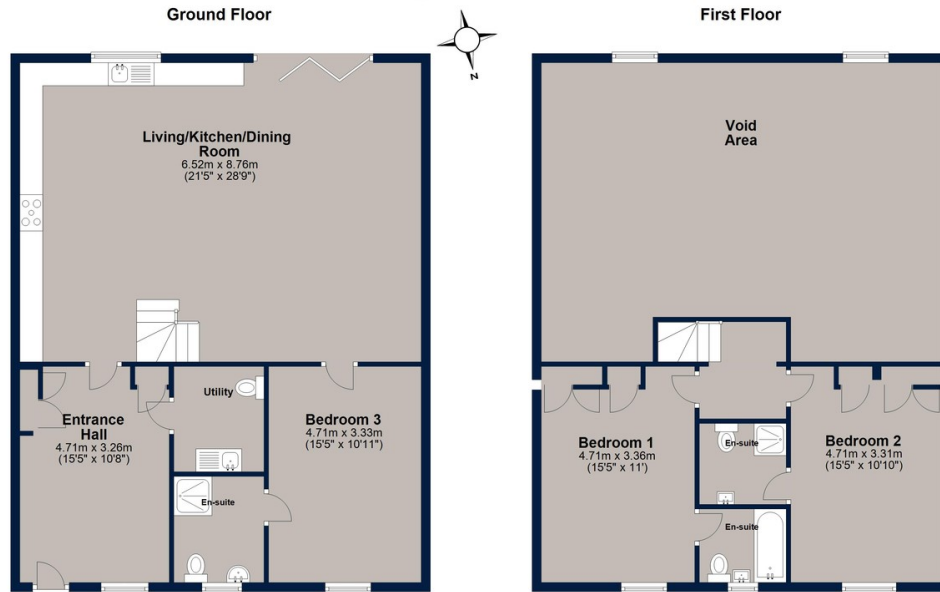
BEDROOM TWO - 4.07m x 3.40m max Approx

EN-SUITE - 2.10m x 1.73m max Approx





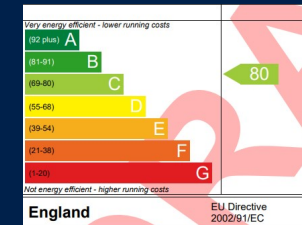
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Total area: approx. 193.8 sq. metres (2086.5 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo  
Plan produced using PlanUp.

Located almost equidistant from Oakham, Uppingham & Stamford - approx. 8 miles - and within a short stroll from the local village pub, The Fox is famed for its fine food and real ales. With stunning Rutland Water, a mere one mile away and local water sport activities in the next village (Edith Weston), the location of this exquisite village makes this home a must view.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements