



4 Kings Close, Market Overton, Oakham, LE15 7PS

 **NEWTON FALLOWELL**

4 2 3

## Key Features

- Detached Stone Barn Conversion Dating From The 1800's
- Four Bedrooms
- En-Suite & Dressing Room To The Master
- Triple Tandem Garage + Workshop & Store
- Stunning Private Lawned Gardens
- 0.4 Acre Plot (STS)
- Presented To A High Standard With Original Features

Guide price **£800,000 - £850,000**





Located in the idyllic village of Market Overton stands this stunning stone barn conversion from the 1800s. The property offers a wealth of character features and sits on a large private plot with beautiful lawned gardens. Offering a large double tandem garage & workshop that would lend itself to a multitude of uses combined with the internal space that is on offer this property would make an ideal family home.

Entering via the front door below the large stone arch leads into the light and airy entrance hall that features wooden flooring, exposed dressed stone with traditional barn slit windows, and an open tread staircase to the first floor and provides access to the breakfast kitchen, dining room, and living room. The spacious living room is a centerpiece of the property and boasts exposed ceiling beams, wood flooring, exposed stone walls to the south and east elevations, a sliding door to the rear garden, and an open fire with a stone hearth. A timber bressummer is set into the east elevation and a sliding door leads out to the stunning garden. Accessed from the entrance hall is the breakfast kitchen that offers beautiful views to the west elevation and features a modern fitted kitchen with floor-to-ceiling units, an inset hob & extractor, an integrated double oven, and inset ceiling spotlights. Flowing from the kitchen is a useful pantry store and a utility room that boasts integrated ceiling spotlights, a worktop with an inset Belfast, space and plumbing for a washing machine & tumble dryer, a window with a lovely view of the front driveway, and a door to the rear aspect. Completing the downstairs accommodation is the snug & downstairs W.C. with the snug offering a peaceful place to relax and enjoy the beautiful view of the rear garden and the W.C. boasting a hidden cistern with half & full flush and a floating style wash hand basin. Upstairs the property offers four bedrooms with an en-suite and dressing room to the master and a family bathroom. Bedroom one sits above the living room to the rear of the property and offers a high-specification en-suite shower room and a separate walk-in dressing room with built-in wardrobes. Bedrooms two & three are also positioned to the rear of the property and offer views out to the rear garden. Bedroom four is located at the front of the property and features a view of the front garden & driveway. Completing the upstairs accommodation is the stunning family bathroom that is fully tiled and features a panel bath with stainless steel fittings, corner shower with sliding screen, close coupled W.C with half & full flush and a hidden cistern, floating contemporary style wash hand basin and a heated towel rail.



Externally the property sits well on the large plot with a gravel driveway that sweeps around to the tandem garage & front door. The front garden is mainly laid to lawn with borders of



mature plants, trees & shrubs and also features an ornamental pond. The double tandem garage & workshop offers a useful space that would lend itself to a multitude of uses including converting to annex accommodation (STP). Offering a private peaceful place to relax the rear garden is mainly laid to lawn with borders of mature plants & shrubs and features a patio seating area that would be ideal for entertaining.

Reception Hall 2.1m x 5.64m (6'11" x 18'6")

Study 2.99m x 4.41m (9'10" x 14'6")

Living Room 5.55m x 7.02m (18'2" x 23'0")

Dining Room 3.39m x 3.46m (11'1" x 11'5")

Kitchen 3.46m x 3.84m (11'5" x 12'7")

Utility Room 2.17m x 2.31m (7'1" x 7'7")

WC 1.85m x 2.1m (6'1" x 6'11")

Pantry 1.34m x 2.37m (4'5" x 7'10")

First Floor Landing 2.1m x 7.05m (6'11" x 23'1")

Bedroom One 3.39m x 4.82m (11'1" x 15'10")

Dressing Room 1.68m x 3.01m (5'6" x 9'11")

Ensuite 2.1m x 4.26m (6'11" x 14'0")

Bedroom Two 2.85m x 3.39m (9'5" x 11'1")

Bedroom Three 3.37m x 4.38m (11'1" x 14'5")

Bedroom Four 2.69m x 3.44m (8'10" x 11'4")

Bathroom 2.29m x 3.34m (7'5" x 10'9.5")

Garage 4.56m x 8.72m (15'0" x 28'7")

Workshop 2.51m x 4.62m (8'2" x 15'2")

Store 1.78m x 4.32m (5'10" x 14'2")







1ST FLOOR  
993 sq.ft. (92.3 sq.m.) approx.

GROUND FLOOR  
1823 sq.ft. (169.3 sq.m.) approx.

4 KINGS CLOSE , MARKET OVERTON

TOTAL FLOOR AREA : 2816 sq.ft. (261.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	45 E
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: G

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.