



9 Main Street, Barrow, Oakham, LE15 7PE

 **NEWTON FALLOWELL**

4 2 3

Key Features

- Rural Character Property
- Semi-Detached Countryside Home
- 4 Double Bedrooms
- Ground Floor Bedroom with En-Suite
- Unique 1st Floor Living Area
- Large Plot with Scope for Personalisation
- Double Garage/Outbuildings
- Tranquil Location
- EPC Rating C
- Freehold

£475,000





Located in the picturesque and highly sought after village of Barrow, this distinctive and characterful four bedroom semi-detached home offers charming accommodation over three floors. The property boasts a generous rear garden and open countryside views as well as a double garage and additional driveway parking.

The home opens into the original cottage where you are greeted by a generous entrance hallway with ample storage, bookshelves and a corner workstation unit. Doors from the hallway provide access to the stairwell to the first floor and to the L-shaped kitchen, with views over the rear garden. The open plan layout leads into the two-storey extension, which offers a separate dining area, downstairs WC and a ground floor double bedroom and ensuite shower room. A stairwell leads to the first floor living room which is full of natural light and character and proudly boasts a feature fireplace and triple aspect view over the open countryside.

In the original cottage, the first floor comprises of two further well-proportioned double bedrooms and a family bathroom. Stairs also lead you to the second floor principal bedroom which has stunning views towards Cottesmore and the Catmos valley towards Oakham and the hills beyond.

Outside the property features a substantial rear garden with shady and sunny spots, mature shrubs, planting, trees and hedging providing privacy. The garden is partly laid to lawn with a decked seating area at the rear of the garage. At the end of the driveway there is a roofed area, ideal for barbecues or as a parking space. The double garage also offers substantial and secure storage space.

Main Street offers a one-of-a-kind character home in a tranquil countryside village, with no through traffic. With excellent access to Oakham, nearby market towns, and local transport routes, this home offers a perfect balance of rural living with modern convenience.





Room Measurements

Entrance Hall 3.7m x 3.15m (12'1" x 10'4")

Dining Room 3.9m x 3.9m (12'10" x 12'10")

Kitchen/Breakfast Room L Shaped:
4.97 x 2.05
3.63m x 4.58m

Living/Sunroom 6.12m x 3.64m (20'1" x 11'11")

Bedroom One 5.5m x 4.59m (18'0" x 15'1")

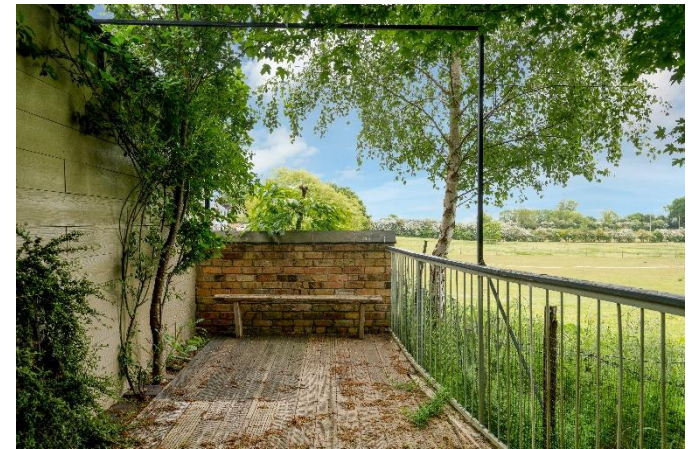
Bedroom Two 3.78m x 3m (12'5" x 9'10")

Bedroom Three 3.64m x 3.17m (11'11" x 10'5")

Bedroom Four 3.72m x 2.8m (12'2" x 9'2")

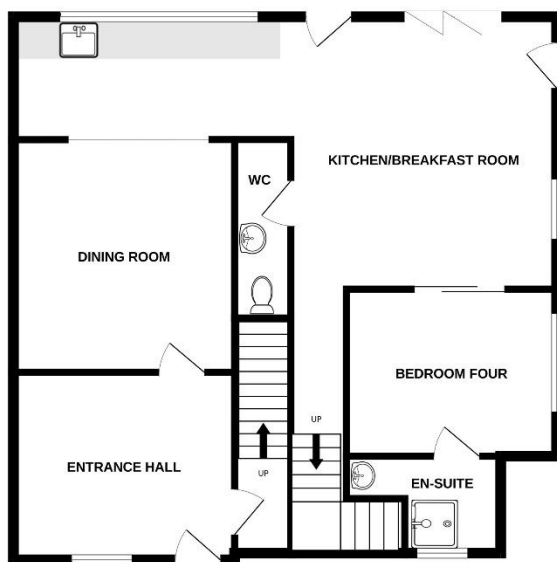
Ensuite 2.6m x 1.65m (8'6" x 5'5")

Bathroom 2.2m x 1.55m (7'2" x 5'1")

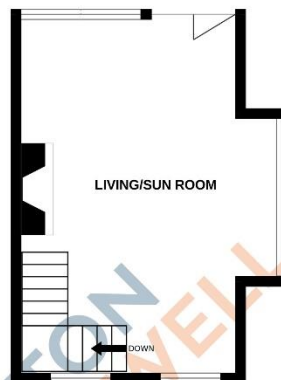




GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



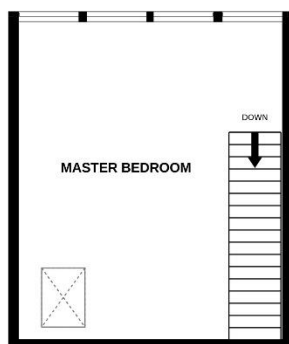
1ST FLOOR LIVING AREA
260 sq.ft. (24.1 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



2ND FLOOR
272 sq.ft. (25.3 sq.m.) approx.



MAIN STREET, BARROW, OAKHAM, LE15 7PE

TOTAL FLOOR AREA : 1825 sq.ft. (169.6 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		92 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: C

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.