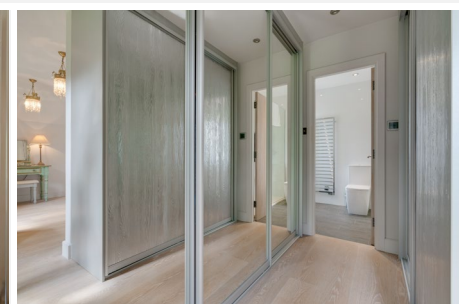
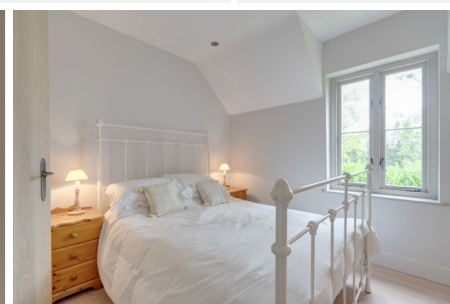
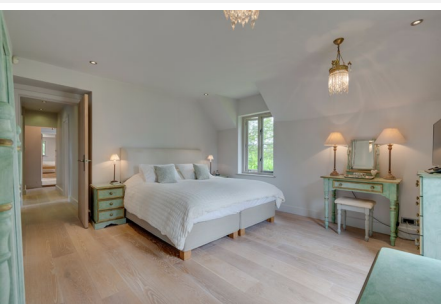


TOP COTTAGE BARNSDALE

COUNTRY
&
EQUESTRIAN
by moores





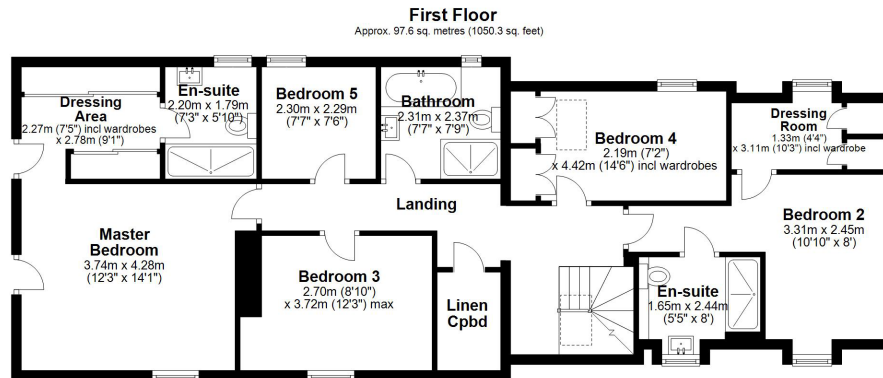
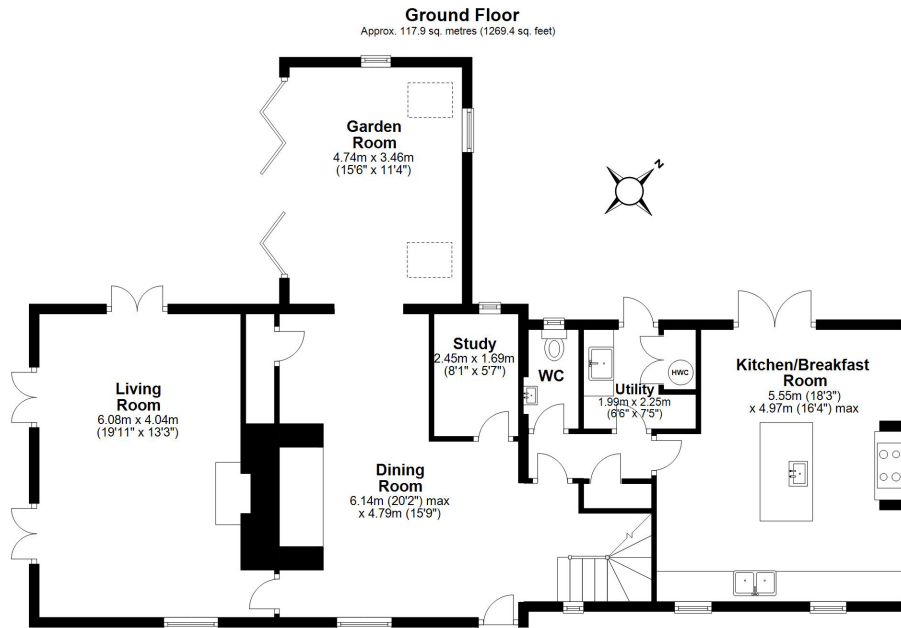


Situated in walking distance from Rutland Water with outstanding views, this substantially extended and updated detached character property has been finished to a high standard throughout with a no expense spared feeling. Attractively offered to the market with no chain.

The immaculately presented accommodation comprises a reception hall with dining space and feature exposed fireplace with multi fuel burner, large living room with double doors to three aspects, garden room with feature vaulted ceiling and bifold doors to the garden terrace, study and open plan breakfast kitchen with central island and separate utility room with cloakroom. The first floor offers a master suite with dressing room and ensuite shower room, second guest suite also with dressing room and ensuite, three further bedrooms and main family bathroom with bathtub and separate shower.

The beautifully landscaped gardens have matured to give a high degree of privacy with many well-established trees, but could be pruned to give more open aspects of the water. The property offers a large driveway giving parking for several vehicles, with a detached double garage which could be converted to give further accommodation or a self-contained annexe STPP if desired.

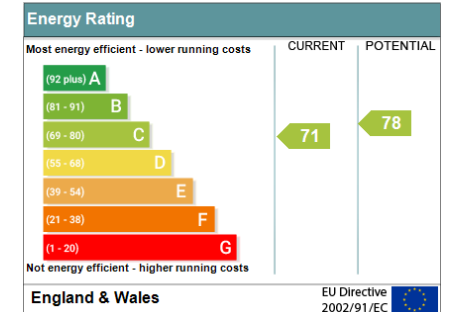
Barnsdale is pleasantly situated just a few minutes East of Oakham right on the shores of Rutland Water, with direct access from the property to the water's edge via a few pathways. The market town of Oakham offers several amenities and facilities, with excellent primary and secondary schools with independent schools in the area at Oakham, Stamford and Uppingham. The sought-after village of Hambleton is also nearby, with the Michelin star Hambleton Hall Hotel and popular Finch's Arms pub and hotel.



Total area: approx. 215.5 sq. metres (2319.7 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

Address: Top Cottage, Stamford Road, Barnsdale, OAKHAM, LE15 8AB
RRN: 0370-2526-0330-2704-7915



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