

GLEBE FARM MARKET OVERTON







Glebe Farm is a substantial detached character home, attractively set in the heart of the popular Rutland village of Market Overton, just set back from the Main Street.

The property boasts over 6000sqft of immaculately presented accommodation having undergone a tasteful contemporary refurbishment, with original character features including exposed beams throughout combined with a high end modern interior finish. The main house comprises a sitting room, hallway with cloakroom and utility room, dining room, living room with wood burner opening through to beautifully fitted kitchen with a large central island/breakfast bar and Range cooker, leading through to a lovely garden room with feature roof lantern and full bifold doors giving an indoor/outdoor feel, rear boot room and large family room. The first floor offers a master bedroom with feature vaulted ceiling and stunning ensuite bathroom with standalone bath tub, separate shower and dressing area. There is a second guest bedroom with ensuite shower room, three further bedrooms and a main family shower room.

In addition to the main house, there is also a self-contained annexe which is accessed separately through it's own door from the courtyard, offering a large open plan living kitchen/dining space with feature vaulted ceiling and a double bedroom with dressing area and ensuite shower room. The space could be altered to be integrated into the main property if desired.

Externally, the property is approached through electric double gates to the side which lead to a large area of parking to the rear. There are several stone built outbuildings currently comprising three barns and stables, which could lend themselves to further development STPP.

The rear gardens have been designed with low maintenance in mind, with a good size area of lawn and patio area to enjoy outdoor dining and entertaining.

Market Overton is a pretty, popular village only 6 miles from Oakham, with easy access to the A1 North & South and the mainline railway stations at Grantham and Peterborough, plus local trains to Leicester and Stamford from Oakham. Within the village there is a doctors surgery with dispensary, a community-owned shop, one public house, church, bowls club, very active cricket club, children's play park, and a village hall that holds exercise classes and numerous village events. There are plentiful paths for dog walking, and for horse lovers there are livery yards in two neighbouring villages. For schools there is a free school bus for junior pupils to Langham C of E (the village catchment school) each day, and buses to Rutland's two state co-ed secondary schools - Catmose College in Oakham, and Casterton College near Stamford. In addition there are good private schools (prep and senior) in the area at Oakham, Uppingham and Stamford. There is a paid for bus from the next village (1 mile) to Stamford School's junior and senior schools.



Total area: approx. 616.1 sq. metres (6631.6 sq. feet)
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