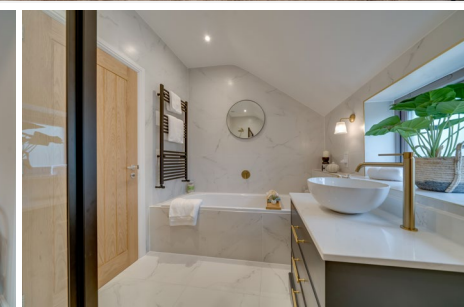




COUNTRY
&
EQUESTRIAN
by moores



WOODWELL BARN
MARKET OVERTON





We are excited to bring to the market this stylish new country home in Rutland by award-winning developer Distinctive Developments. Set in an exceptional rural position close to the village of Market Overton and surrounded by open fields, Woodwell Barn is one of two stunning new family homes which offers modern country living with old barn style charm.

Constructed of locally sourced coursed rubble and ashlar stone and reclaimed style red brick set under a blue slate roof, this impressive new home has been designed and built with sustainability, energy efficiency and low maintenance in mind.

An air source heat pump provides a cost efficient means of heating and cooling the house; there is underfloor heating to the ground floor, with fan convector radiators providing both air heating and cooling on the first floor, similar to air conditioning. Multi-fuel wood burners in the family room and snug complement the modern country feel of this well-appointed home.

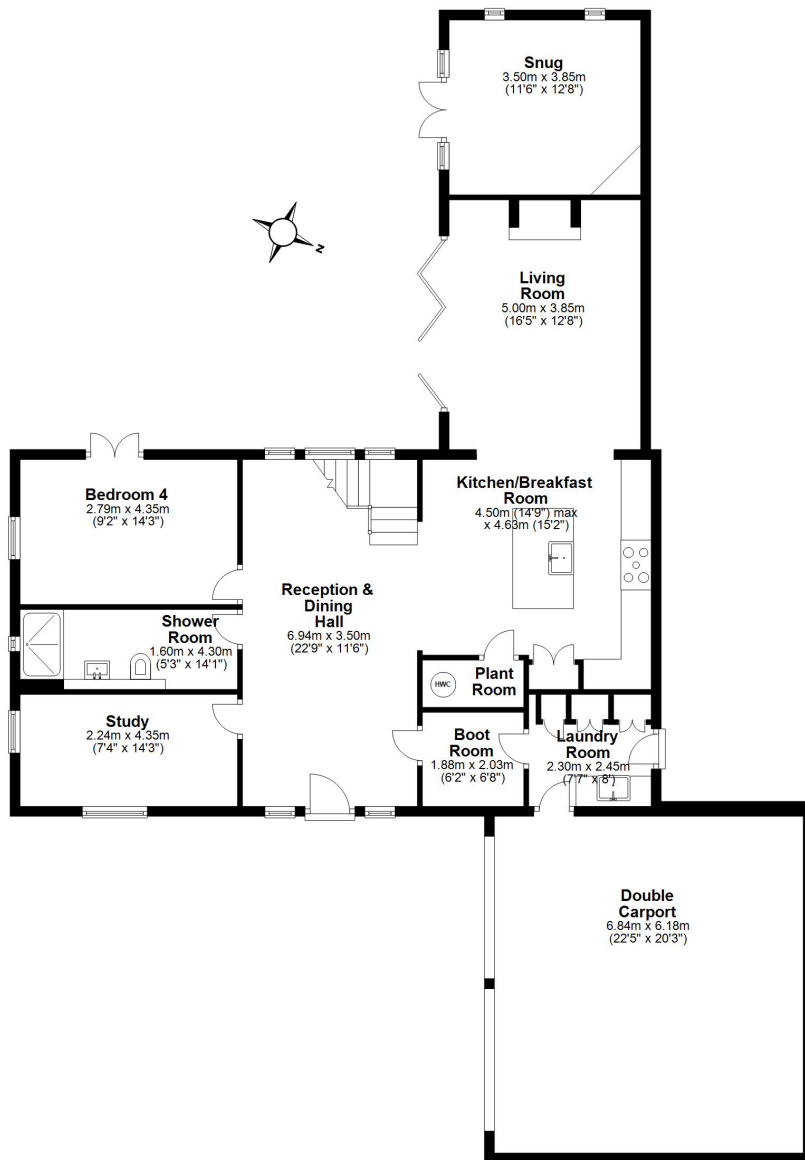
The design and finish of this unique home pays homage to the barn which formerly occupied this exceptional spot. The exposed French oak frame creates a striking barn style entrance and light filled galleried dining hall, complete with bespoke oak staircase. Timber windows, galvanised steel guttering, and vaulted ceilings to the snug and family room are a further nod to the barn style, and with high ceilings and oak joinery throughout the property, this beautifully proportioned home offers 2,300 square feet of well designed living space. The impressive island kitchen is fitted with a range of cabinets with ash doors finished in a light cashmere colourway set under a quartz worktop, with integrated Bosch appliances, double Belfast sink and boiling tap, and Rangemaster range cooker with quartz splashback. Off the boot room, the laundry room is finished with the same shaker style cabinets and quartz worktop.

The generous master suite includes a separate dressing room through to a wet room, and enjoys a Juliette balcony to capitalise on the stunning rural views and evening sunsets. All three bathrooms are beautifully finished with porcelain tiles, brass hardware, rainfall showers, heated towel rails and mirrors, with this high specification finish featuring Kudos, Vado, Crosswater and Villeroy & Boch brands. Hand crafted oak vanity units from Holly Oak House with quartz tops, and hand blown glass light fittings complete the impressive interior specification of this stunning new build home which comes with a 10 year warranty.

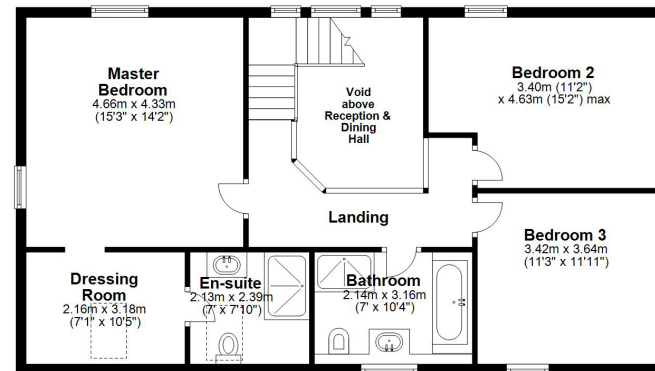
The technical specification includes a sophisticated smartphone controlled 4 camera CCTV system. Fibre has been installed to the house providing up to 1Gbps broadband speed, and the property has Cat 6 cabling throughout enabling hardwiring of internet based devices. The property is also EV charge point ready. Approached through electric gates across a gravel driveway with block paved parking area and oak framed double bay car barn, the external finish of Woodwell Barn complements the stylish interior of this superb new country home. The fully landscaped south and west facing gardens include sandstone paths and terracing with lawned area, creating the perfect outdoor space to enjoy the views across the Rutland countryside.

AGENTS NOTE Some internal images are for representation purposes only and may differ slightly from the final finish.

Ground Floor



First Floor



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.

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