



LUFFENHAM LANE, PILTON





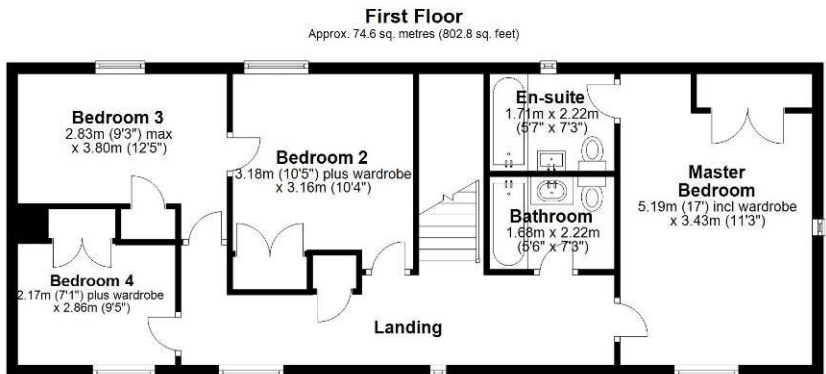


A rare opportunity to purchase a four bedroom, period barn conversion with an additional, integrated and self-contained one bedroom annex in one of Rutland's most sought after villages. The property stands proudly behind a dry-stone wall and is set back from a quiet road on a spacious plot.

Upon entering the property, you are welcomed into the entrance hall. Being dual aspect, the space is flooded with light. As well as doubling up as space for a further reception room, the entrance hall is also home to the downstairs facilities and staircase that leads you to the first floor. To the left of the entrance hall is a wonderfully proportioned living room with two large windows that allow light to flow seamlessly into the room, to the centre of the room is a fantastic open fireplace. To the right of the entrance hall is the dining room which offers use as either a formal or informal room. Dropping down from the dining room, you arrive in the fantastic country kitchen. The kitchen boasts not only an AGA but also solid oak units quartz work tops. There would be potential to convert this room into a kitchen diner by taking it through into what is currently the utility room, allowing the purchaser to then convert the existing garage to a utility room or similar. As previously mentioned, the boot room is found just off from the kitchen and offers access either externally, to the kitchen, garage or annex. Attached to the property via the boot room is a completely self-contained annex that could either be converted into living accommodation for the main property or remain as current. The annex boasts its own separate access, courtyard garden as well as a spacious reception room (currently used as a study), double bedroom, kitchen and shower room.

To the first floor of the main house are four spacious double bedrooms that can all be accessed from the same corridor. The master bedroom boasts an ensuite bathroom an built in storage while the remaining three bedrooms are serviced by a spacious family bathroom and also feature their own in built storage.

To the front of this property is the magnificent formal garden which is surrounded by a beautiful dry-stone wall. To the rear of the property is a courtyard garden that spans the near length of the house. As well as a detached block of three stone stables the property also boasts an integrated single garage and storeroom that would be ripe for conversion (STPP)

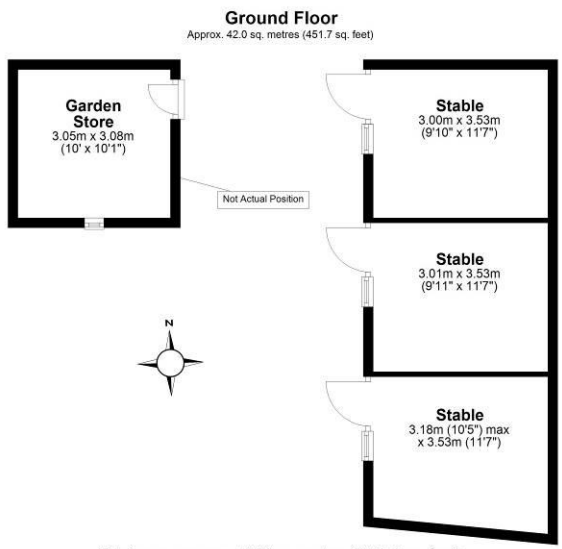
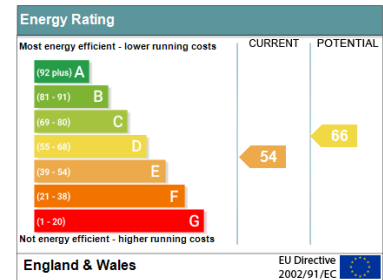


Ground Floor
 Approx. 179.8 sq. metres (1935.1 sq. feet)



Total area: approx. 254.4 sq. metres (2737.9 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.



Total area: approx. 42.0 sq. metres (451.7 sq. feet)

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