



Barleythorpe Mews, Barleythorpe

Beautifully presented link detached home originally built by 'Hazelton Homes' situated within the much sought after redevelopment of Barleythorpe Hall & its gardens & grounds.



FEATURES

- Detached Mews Style Home In A Prime Location.
- Immaculate Presentation
- Galleried landing with Five Bedrooms and 4 Bath/Shower Rooms.
- Superb Living room with bifold doors out to Landscaped garden
- Spacious reception hall with feature staircase.
- Large DOUBLE garage & Ample Parking.

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ACCOMMODATION

Accommodation comprises; Spacious Reception Hall, Living Room with Bi fold Doors Overlooking the Beautifully Landscaped Garden, Dining Room, Kitchen / Diner & Utility, Cloakroom, Five Bedrooms, Four Bath/Shower rooms, Large Double Garage and Landscaped Gardens.

The property was built in 2018 as part of the redevelopment of Barleythorpe Hall, the former hunting lodge of the Earl of Lonsdale, known as the Yellow Earl.

No. 11 Barleythorpe Mews has been constructed to an immaculate standard throughout with the current owners having opted for numerous upgrades and fittings both from the developer and retrospectively.

The interior features high ceilings with decorative cornicing to all principal ground floor rooms, oak finish to internal doors and impressive central oak staircase with galleried landing.

The interior is arranged over two storeys and can be summarised as follows:

Ground Floor: Reception Hall with feature staircase, Cloakroom / WC, Dining Room, fully fitted Symphony Kitchen / Breakfast Room and matching Utility Room, Living Room with a Gas Log Stove set in a recess with timber mantel above.

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First Floor: Galleried Landing, Master Bedroom with ensuite Bathroom, Bedrooms Two and Three (both with ensuite Shower Rooms), Bedroom Four, Bedroom Five, Family Bathroom.

Three out of five Bedrooms have attractive fitted wardrobes. All four Bath / Shower Rooms and Cloakroom are equipped with Villeroy & Boch sanitary ware and have Karndean flooring.



EXTERNAL

Outside there is a large Integral Double Garage accessed via brick paved driveway providing parking for a number of vehicles.

To the front there is a mature lawned garden with estate style boundary fencing. A useful covered side passageway links the front and rear gardens.

The rear garden has been landscaped and designed to create a beautiful, low maintenance outside space offering privacy and a peaceful environment, whilst reducing ongoing maintenance.

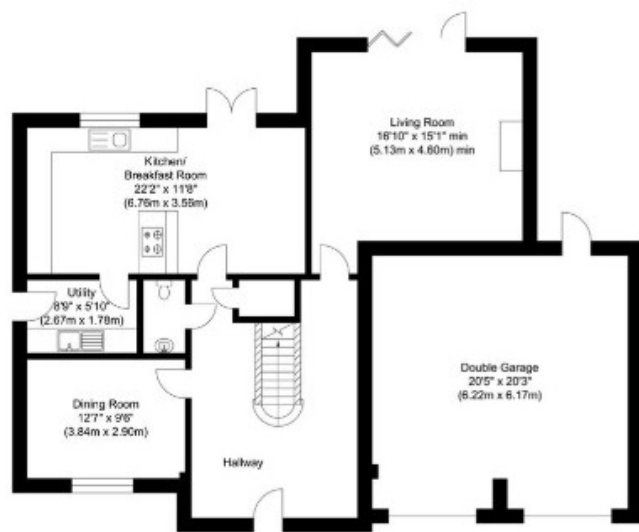


Barleythorpe is a village lying to the north-west of Oakham just over a mile from the town centre. Many facilities are available in Oakham and these include schools, a good range of shops, post office, doctors, dentists, opticians, library etc.

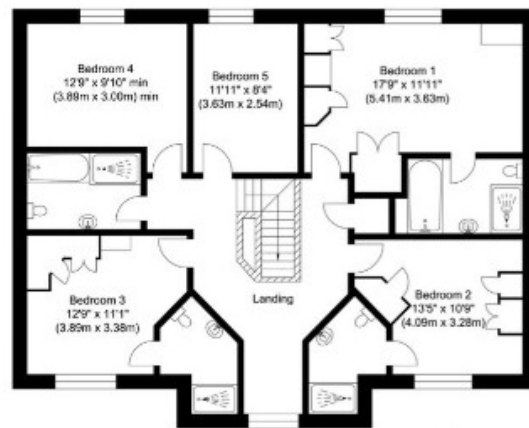
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Ground Floor
Approximate Floor Area
1451.72 sq. ft
(134.87 sq. m)



First Floor
Approximate Floor Area
1153.13 sq. ft
(107.13 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

EPC RATING

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

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