



THE LODGE, PASTURE LANE







The Lodge is a substantial 5-bedroom, 2-bathroom residence, set in private, mainly walled gardens, set in approximately nearly an acre. Benefitting from south-facing aspects across adjoining Pasture Lane and being set back from the road, with its close proximity to Oakham town centre, this is a rare opportunity to find a property so close and within walking distance to both of the town's popular secondary schools - private and state.

With a long driveway approach off Manor Lane and having garaging and gardens that have previously been open to the public, this property boasts stunning character features including a bow bay window to the sitting room and to the master bedroom. It has 2 decent-sized reception rooms, a kitchen with AGA, pantry, and utility room. A range of outbuildings are currently used as a room and workshop but may work well to be combined into the living accommodation to give a home office or living kitchen area, subject to planning.

Pasture Lane, Barleythorpe, Oakham, LE15

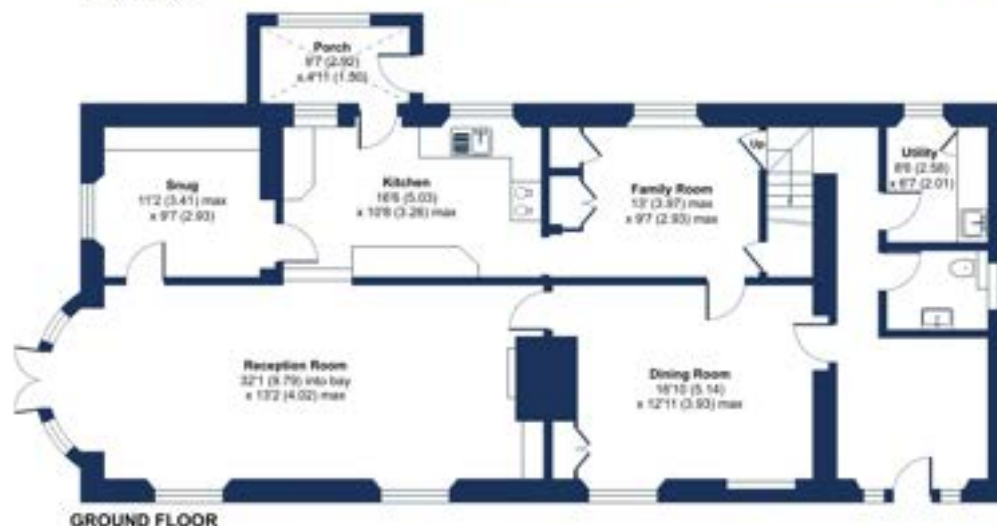
Approximate Area = 2699 sq ft / 250.7 sq m (excludes store)

Garage = 302 sq ft / 28 sq m

Outbuildings = 239 sq ft / 22.2 sq m

Total = 3240 sq ft / 300.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Moores Estate Agents. REF: 1306209



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