



Wyman's Barn, Angle Lane

South Luffenham, Oakham, LE15 8PB

Price Guide £550,000

Richardson

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Tucked away in this popular Rutland village on a small lane can be found this converted barn which offers deceptively spacious accommodation and garaging. Predominantly stone built under a pantile and rosemary tile roof, the accommodation is arranged to offer flexible living with many rooms having picture windows facing the good sized enclosed courtyard garden with a westerly aspect. The accommodation retains many period features and comprises, reception porch, breakfast room with opening up to the kitchen area with central island, recessed Aga and a vaulted ceiling with steps up to a mezzanine study/snug area. Off the breakfast room a small lobby gives access to a double bedroom and a separate shower room. Also off the breakfast room, is a conservatory/sun room and steps down to small lobby leading to a lovely sitting room with a superb inglenook fireplace with wood burning stove. There is also a dining room, the master bedroom with built in wardrobes and ensuite shower room and a further bedroom. Externally, double gates open to a driveway which leads to an oversized garage with steps down to the good sized private courtyard which is accessed by several doors from the property. Lovely paved and stone courtyard with raised borders and pond area behind where there is a gazebo. Gated access to a further walled garden area with greenhouse and access to a further barn currently used as storage/potting shed.

Entrance porch

Breakfast area
11'4" x 11'4" (3.46m x 3.46m)

Kitchen area
15'1" max x 13'1" max (4.6m max x 4m max)





Study/snug mezzanine
11'1" max x 6'6" (3.4m max x 2m)

Bedroom
11'5" x 11'5" (3.5m x 3.5m)

Shower room
5'2" x 5'10" min (1.6m x 1.8m min)

Conservatory/garden room
8'2" x 6'10" (2.5m x 2.1m)

Sitting room
19'8" min x 11'1" (6m min x 3.4m)

Dining room
12'1" x 10'9" (3.7m x 3.3m)

Inner hall

Bedroom
11'10" x 7'10" (3.63m x 2.4m)

Bedroom
15'8" min x 10'5" (4.8m min x 3.18m)

Ensuite shower room

External details

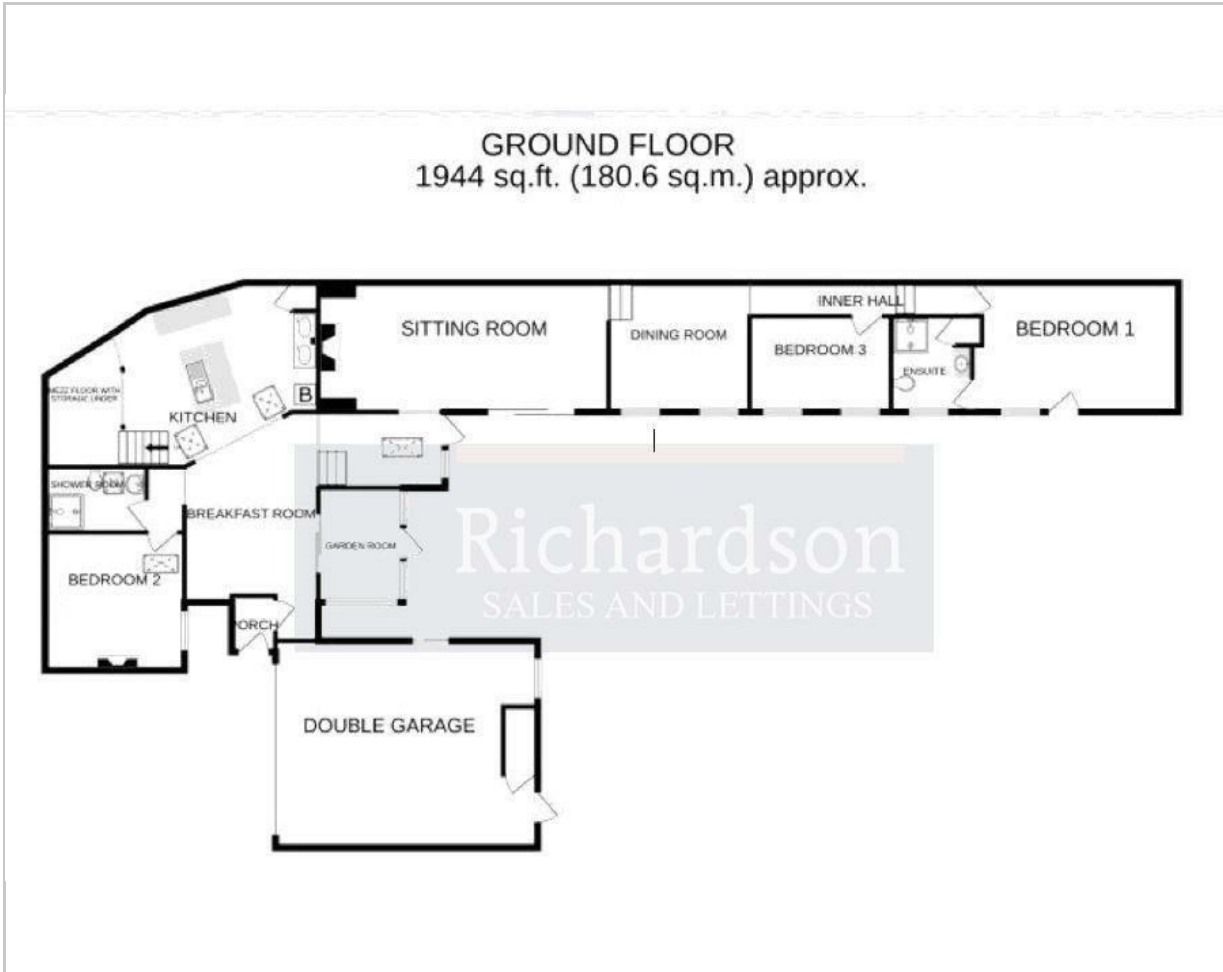
The property has double gates opening to driveway leading to garaging 5.6m x 4.7m min with oil tank, store and doors out to the rear. A large stone & paved private courtyard with raised beds and borders with pond and covered seating area behind. Gated access to a further walled garden area with green house and access to a further barn currently used as a store/potting shed.

Council Tax
Rutland District Council Band E

Viewing
By appointment with Richardson 01780 762433. post@richardsonsurveyors.co.uk



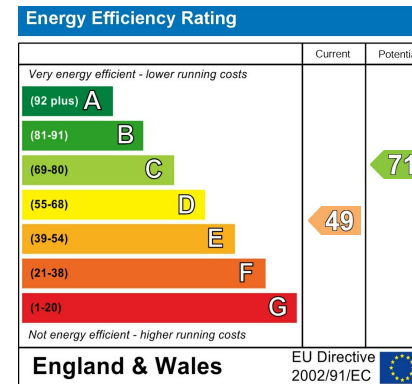
Floor Plan



Area Map



Energy Efficiency Graph



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