



Ryedale Barn, Back Lane

Morcott, Oakham, LE15 9DG

**Price Guide £895,000**

Richardson

## Ryedale Barn, Back Lane

Morcott, Oakham, LE15 9DG

Welcome to this charming detached barn conversion located on Back Lane in the picturesque village of Morcott in Rutland. Making full use of the traditional stonework and features, the property blends modern building techniques to provide a comfortable modern family home within the original barn. The light and airy accommodation is over two floors with a reception area with cloaks cupboard and steps up to the reception hall with vaulted ceiling and separate cloakroom & storage. Impressive kitchen dining area with comprehensive range of units and appliances, including island with wine fridge, steps down to a separate utility room. The dining area has a vaulted ceiling giving the room an open and spacious feel. The sitting room is perfect for entertaining or simply relaxing with French doors to the rear gardens and doorway to the separate study. Further vaulted ceilings with open A frame beams to the first floor with the master bedroom having a walk in wardrobe and ensuite. Guest bedroom with built in wardrobes and ensuite. Two further double bedrooms and family bathroom. Enclosed gardens with detached triple car port with parking to the front, and planning permission for office/studio to 1 of the bays. In all approx 2335 sqft of accommodation with gas fired underfloor heating throughout the ground floor and replacement double glazing throughout.

The property is within easy access of the thriving market towns of Oakham, Uppingham and Stamford and the cities of Leicester and Peterborough.

Reception area

Reception hall

Kitchen

14'5" x 17'6" (4.4m x 5.35m)

Utility

10'5" x 6'2" (3.2m x 1.9m)

Dining area

11'5" x 11'9" (3.5m x 3.6m )

Sitting room

24'8" x 16'10" (7.52m x 5.15m )

Study

16'11"n x 7'9" (5.16n x 2.38m)





First Floor  
11'5" x 5'10" (3.50 x 1.80)

Master Bedroom  
14'5" x 11'7" (4.4m x 3.55m)

Master Dressing Room  
5'2" x 5'2" (1.6m x 1.6m)

Master En Suite  
8'8" x 5'2" (2.65m x 1.58m)

Bedroom 2  
13'5" x 12'1" max (4.1m x 3.7m max )

Bedroom 2 En Suite  
6'7" x 6'9" max (2.03m x 2.06m max)

Bedroom 3  
9'3" x 13'2" inc wardrobe (2.84m x 4.03m inc wardrobe)

Bedroom 4  
12'0" x 10'9" (3.68m x 3.3m)

Bathroom  
8'8" x 5'8" (2.65m x 1.74m)

**External details**

Enclosed rear gardens enclosed by walling and fencing with patio and lawns with pathway leading to the triple carport with power and light connected with paving to the front for additional parking.

**Council Tax**  
Rutland District Council Tax Band G

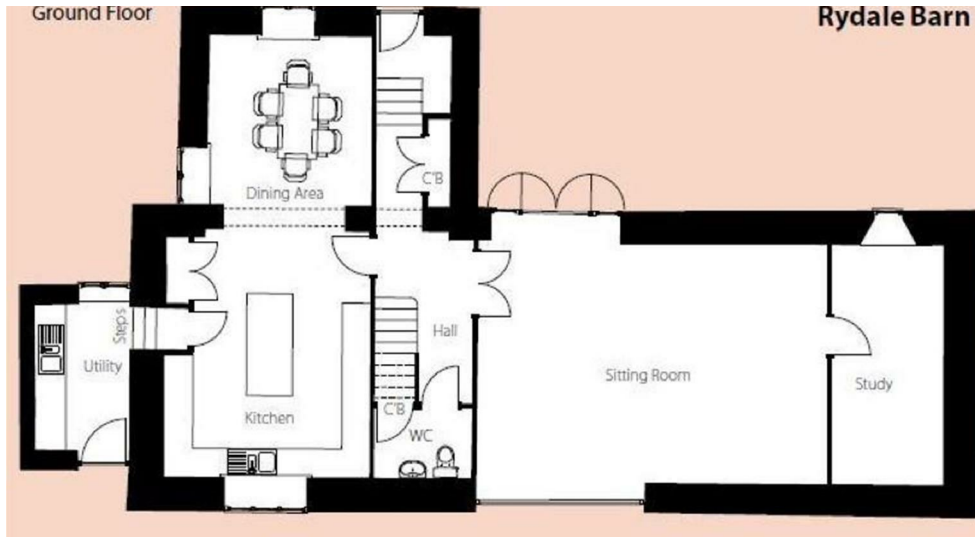
**Services**  
All main services are connected.

**Communications**  
According to Ofcom mobile availability: EE, Three, and O2.  
Broadband: According to Ofcom: Superfast fibre is available

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



# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB**

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