



**Granary, Rutland**  
**£1,475,000**

 **Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

**The Granary Main Street  
Bisbrooke  
Oakham  
LE15 9EP**

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The Granary of Bisbrooke offers a rare opportunity to purchase a substantial four bedroom stone built detached property located in the highly regarded village of Bisbrooke in Rutland.







The property comprises of 390 square meters incl. the garage space which includes hallway, sitting room, dining room, family room/kitchen with pantry, utility, WC, four bedrooms, two of which have ensuites and dressing rooms. Outside there will be landscaped grounds to the gardens and a triple electric garage.

The residence will be of ironstone construction with limestone quoins, Douglas Fir boarding, natural sandstone cills and finished with a natural Spanish slate roof.

The windows will be aluminium triple glazed windows in a Gardenia colour.

Front doors will be of a cottage style composite oak colour with chrome ironmongery.

The three bay garage is electrically operated individual oak up and over doors.

In terms of the hard landscaping there will be block paved access to the road and driveways. Rustic Gold block paving to individual drives. Footpaths and patio areas to be natural Rippon Buff stone paving. Front garden will be turfed and all gardens enclosed by post and rail fencing or close boarded fencing.

Outside tap by kitchen side window.

The internal doors are to be oak cottage style doors with chrome lever door handles and triple glazed aluminium French and bi-fold doors finished in Gardenia colour.



The property will benefit from a stylish fitted kitchen with granite worktops and 100mm upstand, including eye level cooker, induction hob, extractor hood, dishwasher, fridge and freezer. Utility rooms have space for washing machine and tumble dryer with post formed top and 100mm matching upstand. CTD floor tiles to kitchen and utility room.

The Bathroom will have a stylish white Duravit (or equivalent spec) sanitaryware with chrome fittings. Aqualisa shower with chrome shower screen. All bathrooms and en-suites to have choice of CTD ceramic tiles to walls and floors. Fully tiled to showers and half tiled elsewhere.

With regards to the heating this is provided by an air Source heating system with underfloor heating to the ground floor and radiators fitted with individual thermostatic valves to first floor. Stone surround and hearth to living room with wood burner. Chrome Towel rail to ensuites and bathrooms.

Electrical fittings are to include white recessed LED lights in kitchens & bathrooms. External chrome up and down lights to front & rear and lighting and power to garage. Internet/Cat6 and TV points to sitting rooms, family room and bedrooms. Plaster Wall lights to sitting rooms. Outside electric point and car charging point.

Security will be provided by an intruder alarm fitted with motion detectors.

The property will also benefit from a 10 year warranty issued on completion.

The village is located only 7 miles from Oakham, 2 miles from Uppingham, 11 miles from Stamford, 8 miles from Rutland water and 21 miles from Leicester.

**\*PLEASE CONTACT OFFICE FOR FULL SPECIFICATON SHEET\***





# Village Farm layout

## KEY

### Plot A - The Courtyard

Living space: 4097ft<sup>2</sup> - 380m<sup>2</sup>

Garages: 535ft<sup>2</sup> - 49m<sup>2</sup>

### Plot B - Cherry Barn

Living space: 3331ft<sup>2</sup> - 309m<sup>2</sup>

Garages: 389ft<sup>2</sup> - 36m<sup>2</sup>

### Plot C - The Old Dairy

Living space: 3336ft<sup>2</sup> - 310m<sup>2</sup>

Garages: 462ft<sup>2</sup> - 43m<sup>2</sup>

### Plot D - The Granary

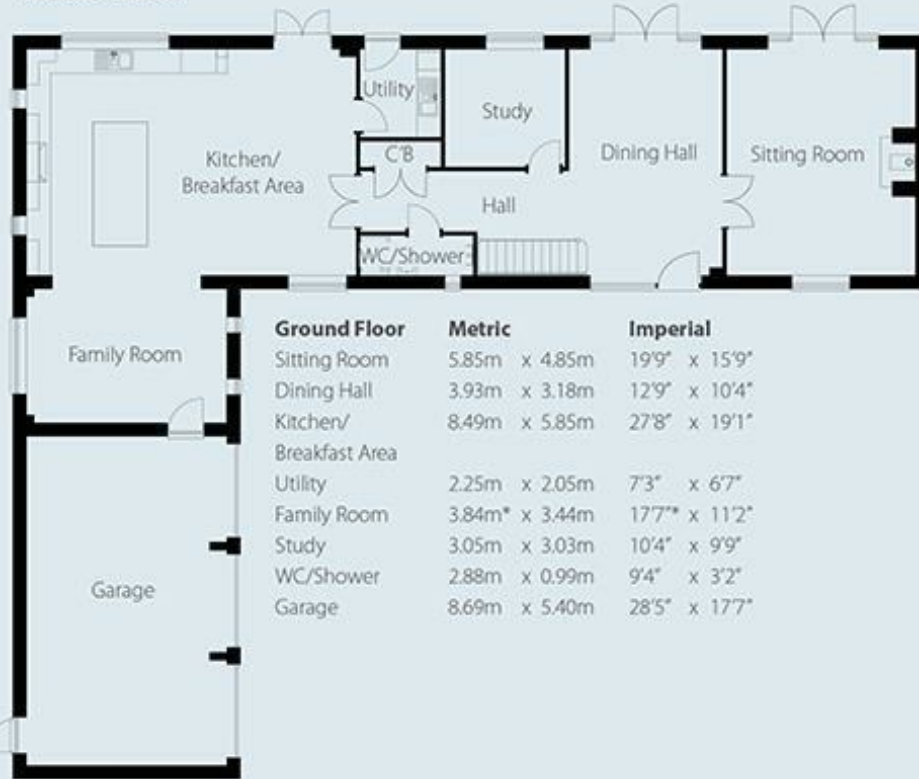
Living space: 3817ft<sup>2</sup> - 354m<sup>2</sup>

Garages: 388ft<sup>2</sup> - 36m<sup>2</sup>



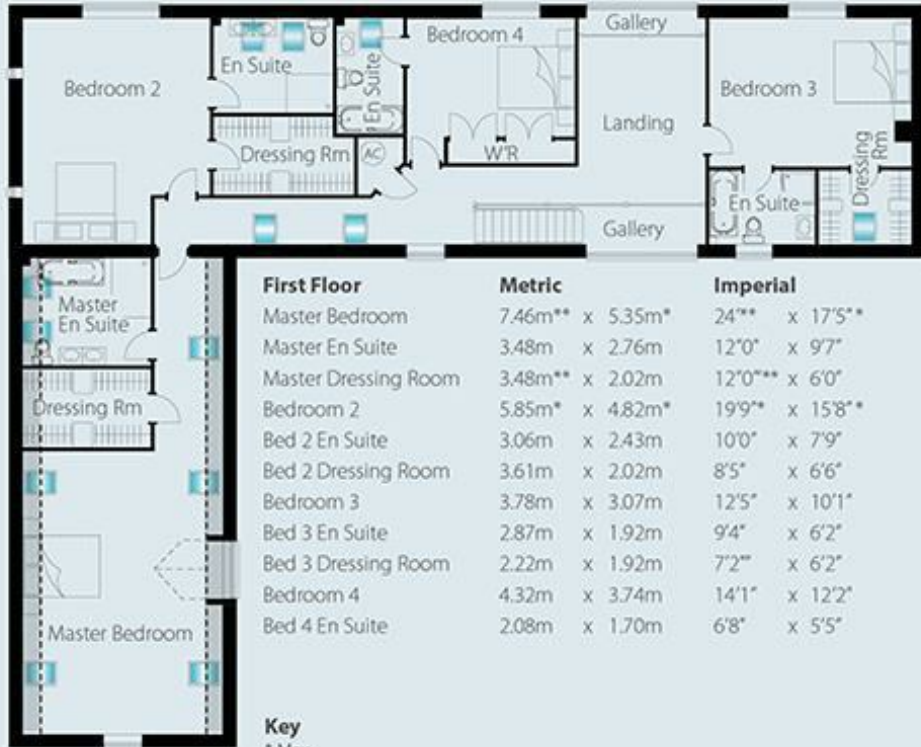
# The Granary (Plot D)

## Ground Floor



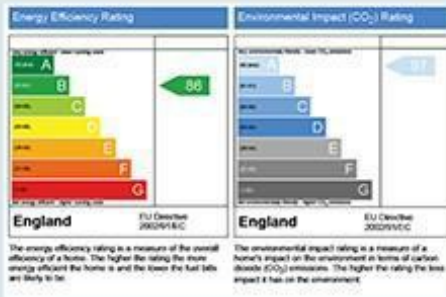
Ground Floor	Metric	Imperial
Sitting Room	5.85m x 4.85m	19'9" x 15'9"
Dining Hall	3.93m x 3.18m	12'9" x 10'4"
Kitchen/ Breakfast Area	8.49m x 5.85m	27'8" x 19'1"
Utility	2.25m x 2.05m	7'3" x 6'7"
Family Room	3.84m* x 3.44m	12'7" x 11'2"
Study	3.05m x 3.03m	10'4" x 9'9"
WC/Shower	2.88m x 0.99m	9'4" x 3'2"
Garage	8.69m x 5.40m	28'5" x 17'7"

## First Floor



First Floor	Metric	Imperial
Master Bedroom	7.46m** x 5.35m*	24'*** x 17'5"*
Master En Suite	3.48m x 2.76m	12'0" x 9'7"
Master Dressing Room	3.48m** x 2.02m	12'0"*** x 6'0"
Bedroom 2	5.85m* x 4.82m*	19'9" x 15'8"*
Bed 2 En Suite	3.06m x 2.43m	10'0" x 7'9"
Bed 2 Dressing Room	3.61m x 2.02m	8'5" x 6'6"
Bedroom 3	3.78m x 3.07m	12'5" x 10'1"
Bed 3 En Suite	2.87m x 1.92m	9'4" x 6'2"
Bed 3 Dressing Room	2.22m x 1.92m	7'2" x 6'2"
Bedroom 4	4.32m x 3.74m	14'1" x 12'2"
Bed 4 En Suite	2.08m x 1.70m	6'8" x 5'5"

**Key**  
 \* Max  
 \*\*Min  
 reduced ceiling height  
 C'B - Cupboard  
 AC - Airing Cupboard  
 W'R - Wardrobe



Please note that floorplans for each plot are not to the same scale.



- NEW BUILD PROPERTY
- HIGHLY REGARDED VILLAGE
- PURCHASE OFF PLAN
- COMPLETION IN 2024
- FOUR BEDROOMS
- ENSUITES AND DRESSING ROOMS
- SUBSTANTIAL DETACHED RESIDENCE
- LARGE OPEN PLAN KITCHEN LIVING AREA
- AIR SOURCE HEATING
- ALUMINIUM DOUBLE GLAZING



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