



Cherry Barn, Rutland
£1,275,000

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

**Cherry Barn Main Street
Bisbrooke
Oakham
LE15 9EP**

Cherry Barn of Bisbrooke offers a rare opportunity to purchase a substantial four bedroom stone built barn style property located in the highly regarded village of Bisbrooke in Rutland.





The property comprises of 345 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 double garage.

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

The windows will be aluminum triple glazed windows with screens in a Gardenia colour.

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

The garage will be electrically operated Garador M-Rib Insulated Sectional Door in Winchester Oak Timber Effect and Douglas Fir board cladding.



In terms of the hard landscaping to the patios, paths and driveways will be a Herringbone design Rustic Gold block paved access road and driveways and the footpaths and patio areas to be Rippon Buff natural stone paving. The front gardens are to be turfed and enclosed by post and rail or close boarded fencing there will also be an outside tap for ease of watering.

The internal doors are to be oak cottage style doors with chrome lever door handles and triple glazed aluminum 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: 4097ft² - 380m²

Garages: 535ft² - 49m²

Plot B - Cherry Barn

Living space: 3331ft² - 309m²

Garages: 389ft² - 36m²

Plot C - The Old Dairy

Living space: 3336ft² - 310m²

Garages: 462ft² - 43m²

Plot D - The Granary

Living space: 3817ft² - 354m²

Garages: 388ft² - 36m²



Cherry Barn (Plot B)

Ground Floor



Ground Floor	Metric	Imperial
Sitting Room	9.05m x 4.45m	29'6" x 14'5"
Kitchen	6.00m x 5.25m	19'6" x 17'2"
Family Room	6.10m x 4.55m	20'0" x 14'9"
Dining Room	4.57m x 3.60m	15'0" x 11'8"
Study/Bedroom 4	4.65m* x 3.70m	15'2" x 12'1"
Pantry	1.85m x 1.70m	6'1" x 5'6"
Utility	3.25m* x 1.70m	10'6" x 5'7"
WC	2.37m x 1.35m	7'7" x 3'7"
Master Bedroom	5.95m** x 5.25m	19'5" x 17'2"
Master En Suite	3.45m x 2.5m	11'3" x 8'2"
Master Dressing Room	3.45m x 2.0m	11'3" x 6'5"
Bedroom 2	5.95m x 3.80m**	19'5" x 12'4"
Bedroom 2 En Suite	2.90m x 1.95m	9'5" x 6'3"
Bedroom 2 Dressing Room	2.90m x 1.95m	9'5" x 6'3"
Bedroom 3	4.80m* x 4.65m	15'7" x 15'2"
Bathroom	4.65m* x 2.15m	15'2" x 7'0"
Garage	6.25m* x 6.00m	20'5" x 19'6"

Key

* Max

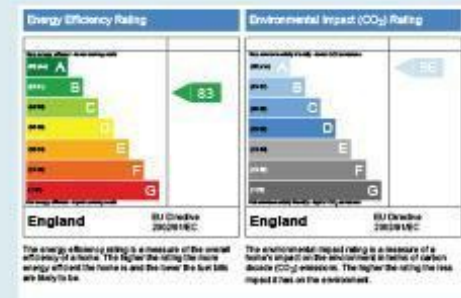
**Min

C'B - Cupboard

AC - Airing Cupboard

WR - Wardrobe

● - Sun tube



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
- STONE BUILT BARN STYLE PROPERTY
- LARGE SPACIOUS KITCHEN
- AIR SOURCE HEATING
- ALUMINIUM TRIPLE GLAZING



pickup.magically.hubcaps



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

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

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.