



11 Barleythorpe Mews, Barleythorpe, Oakham, Rutland, LE15 7UZ
O.I.R.O £725,000



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

11 Barleythorpe Mews, Barleythorpe, Oakham, Rutland, LE15 7UZ



Chartered Surveyors & Estate Agents

A beautifully presented link detached mews style home situated within the much sought after redevelopment of Barleythorpe Hall and its gardens and grounds.

** Reception Hall * Living Room * Dining Room * Stunning Symphony Kitchen / Breakfast Room & Utility * Cloakroom / WC * 5 Bedrooms * 4 Bath / Shower Rooms
* Large Double Garage * Landscaped Gardens **



11 Barleythorpe Mews, Barleythorpe, Oakham, Rutland, LE15 7UZ



Chartered Surveyors & Estate Agents

The property was built in 2018 as part of the redevelopment of the Barleythorpe Hall Estate. Barleythorpe Hall was the former hunting lodge of the Earl of Lonsdale, known as the Yellow Earl.

No. 11 Barleythorpe Mews has been constructed to an exacting standard throughout, with an attention to detail, an abundance of style and many additional fixtures and fittings specified by the current owners.

The interior features high ceilings with decorative corning to all principal ground floor rooms, oak finish to internal doors and impressive central oak staircase with galleried landing. Three out of five Bedrooms have attractive fitted John Lewis wardrobes. All four Bath / Shower Rooms and Cloakroom are equipped with Villeroy & Boch sanitary ware and have Karndean flooring.

The energy efficient accommodation benefits from high performance glazing and gas fired underfloor central heating to the ground floor with individual Heatmiser room controls and radiators to the first floor. The roof space is partially boarded and has lighting.

The interior is arranged over two storeys and can be summarised as follows:

Ground Floor: Reception Hall with feature staircase, Cloakroom / WC, Dining Room, fully fitted Symphony Kitchen / Breakfast Room and matching Utility Room,

Living Room with wood burning stove set in a recess with timber mantel above.

First Floor: Galleried Landing, Master Bedroom with en suite Bathroom, Bedrooms Two and Three (both with en suite Shower Rooms), Bedroom Four, Bedroom Five, Family Bathroom.

Outside there is a large Integral Double Garage accessed via brick paved driveway providing parking for a number of vehicles.

To the front elevation there is a mature lawned garden with estate style boundary fencing. A useful covered side passageway links the front and rear gardens.

The rear garden has been landscaped and designed to create a beautiful, low maintenance outside space offering privacy and a peaceful environment, whilst reducing ongoing maintenance.

TENURE

Freehold

SERVICES

Mains electricity

Mains water supply

Mains sewerage

Gas central heating

Part of The Cedars (Barleythorpe) Management

Company Ltd (further details available upon request)

According to <https://checker.ofcom.org.uk/>

Broadband available (Standard and Ultrafast. no Superfast)

Mobile signal:

Indoor: EE - fully available (calls and data), O2 and Vodafone - calls only, no data, Three unavailable.

Outdoor: EE, O2, Vodafone and Three fully available (calls, data and enhanced data)

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

BARLEYTHORPE

Barleythorpe is a village lying to the north-west of Oakham about a mile and a half from the town centre. Many facilities are available in Oakham and these include schools, a good range of shops, post office, doctors, dentists, opticians, library etc.

For commuters Barleythorpe is within driving distance of a number of centres including Melton Mowbray, Nottingham, Leicester, Peterborough, Corby, Kettering, Uppingham and Stamford. In addition there is a British Rail station at Oakham where there are services to Leicester, Birmingham and Peterborough and at the latter destination a good service to London, King's Cross.

Oakham 1.0 mile (4 minutes) / Uppingham 9.0 miles (19 minutes) / Melton Mowbray 9.0 miles (15

11 Barleythorpe Mews, Barleythorpe, Oakham, Rutland, LE15 7UZ



Chartered Surveyors & Estate Agents

minutes) / Stamford 12.0 miles (20 minutes) / Peterborough Railway Station 25.0 miles (35 minutes)

Leisure facilities in the area are many and varied and these include a good range of ball participating sports such as football, rugby, cricket, tennis, bowls and golf and Rutland Water lies just to the east of Oakham where further sports can be enjoyed including fishing, sailing and windsurfing. The area has a good selection of well-regarded independent and state schools.

COUNCIL TAX

Band G
Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Murray has any authority to make or give any representations

or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.





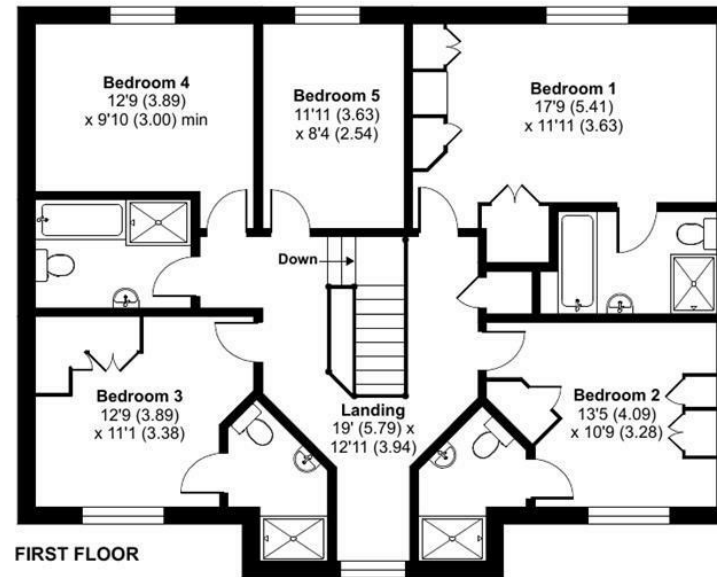
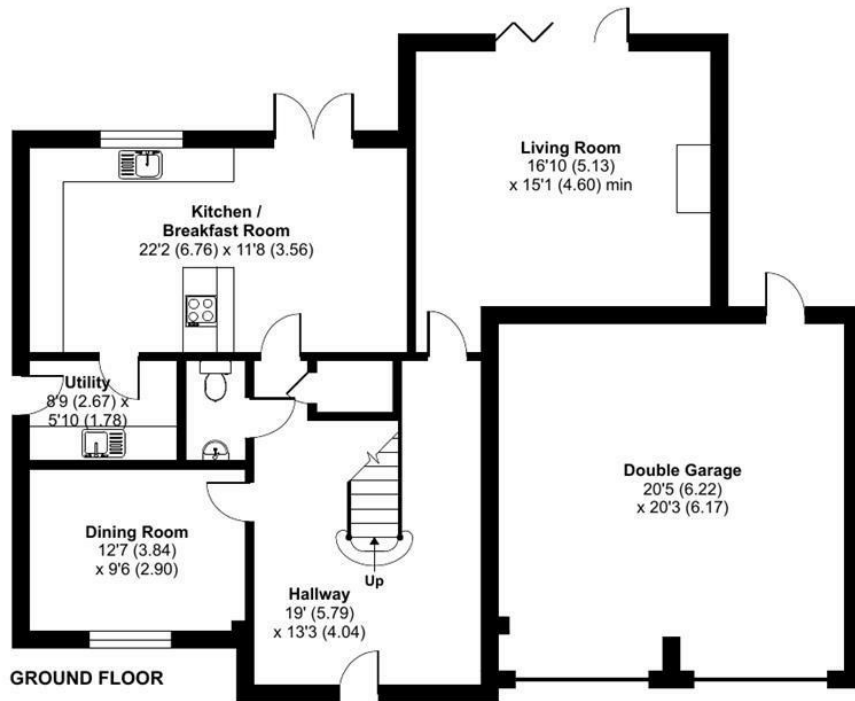






Chartered Surveyors & Estate Agents

Approximate Area = 2192 sq ft / 203.6 sq m
 Garage = 413 sq ft / 38.4 sq m
 Total = 2605 sq ft / 242 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2024. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1110518

