



Maberley

15 High Street | Braunston | Rutland | LE15

FINE & COUNTRY

KEY FEATURES

- An Immaculately Presented, High Quality, Non-Listed Barn Conversion
- Situated in the Picturesque, Ironstone Ruland Village of Braunston
- Located only 2.5 Miles from Oakham and 5.5 Miles from Uppingham
- Kitchen / Breakfast Room, Open Plan Living / Dining Room and a Snug
- Three Bedrooms, Two with En Suite Shower Room, and a Family Bathroom
- Accessed via Gravelled Drive, Off-Road Parking for Several Cars
- Enclosed, Private, Partially Walled Lawn Garden with Patio Terrace
- Total Accommodation Extends to Approximately 1549 Sq. Ft.





An immaculately presented, stone property with 3 bedrooms, 2 reception rooms and a kitchen breakfast room, stands in a quiet position in the sought-after, Conservation village of Braunston-in-Rutland. With a great many French doors onto the paved terrace, there is a superb connection with the very secluded, south facing rear garden.

The attractive village of Braunston-in-Rutland lies just a couple of miles south-west of the county town of Oakham, with the border of Leicestershire to the west. It is one of the larger villages in the area, with an historic pub and a medieval church. Rutland Water is only a few minutes beyond.

Local schools are excellent with a good choice of both private and state. Road and rail links are good for travelling further afield; it is 20 mins to Stamford and slightly less to the A1, 25 minutes to Corby where fast trains travel to London, and 30 mins to Leicester. Oakham has a direct train service to London that takes just over an hour and a half.

The stone house under pantile roofs is a conversion of a Victorian barn. An attractive, L-shaped building, many of the windows and doors face onto the secluded, south facing garden at the back. Despite a large number of listed buildings in the village, Maberly is not one of them. Approached up a drive from the corner of Church Street, there is a sizeable, gravelled area for parking with a car charging point in the garden wall. Steps lead down to the front door. Another - pedestrian -

entrance is from the High Street through a timber door in a wall that opens into the garden.

Stepping inside it is immediately apparent how superbly the property has been converted. Everywhere has been decorated in pale, neutral hues to enhance the natural light. Thick, solid stone walls, the occasional exposed beam and partially vaulted ceilings upstairs lend character yet there is a strong sense of modernity with crisp, clean lines of smooth plastered walls overriding any quirkiness.

The front door opens into a very spacious, dual aspect kitchen which has been fitted with an abundance of quality, Shaker-style units topped with granite, and has virtually all integrated appliances, whilst the island incorporates a breakfast bar. French doors open onto the terrace to the south, ideal during the summer. A snug area leads through from the kitchen where further French doors open onto the drive to the front, and where there is a downstairs WC. Moving on through, the 25 foot long sitting room has enough space for a formal dining area at one end and comfortable seating around a large fireplace at the other end. The room is especially light and bright as a single, glazed door followed by a row of French doors open onto the garden. From here, the stairs turn up to the first floor where there are two large bedrooms with en suite showers and a third bedroom next to the bathroom which has a contemporary free-standing bath with a hand-held shower mixer. All the bathrooms are beautifully fitted in a modern style.





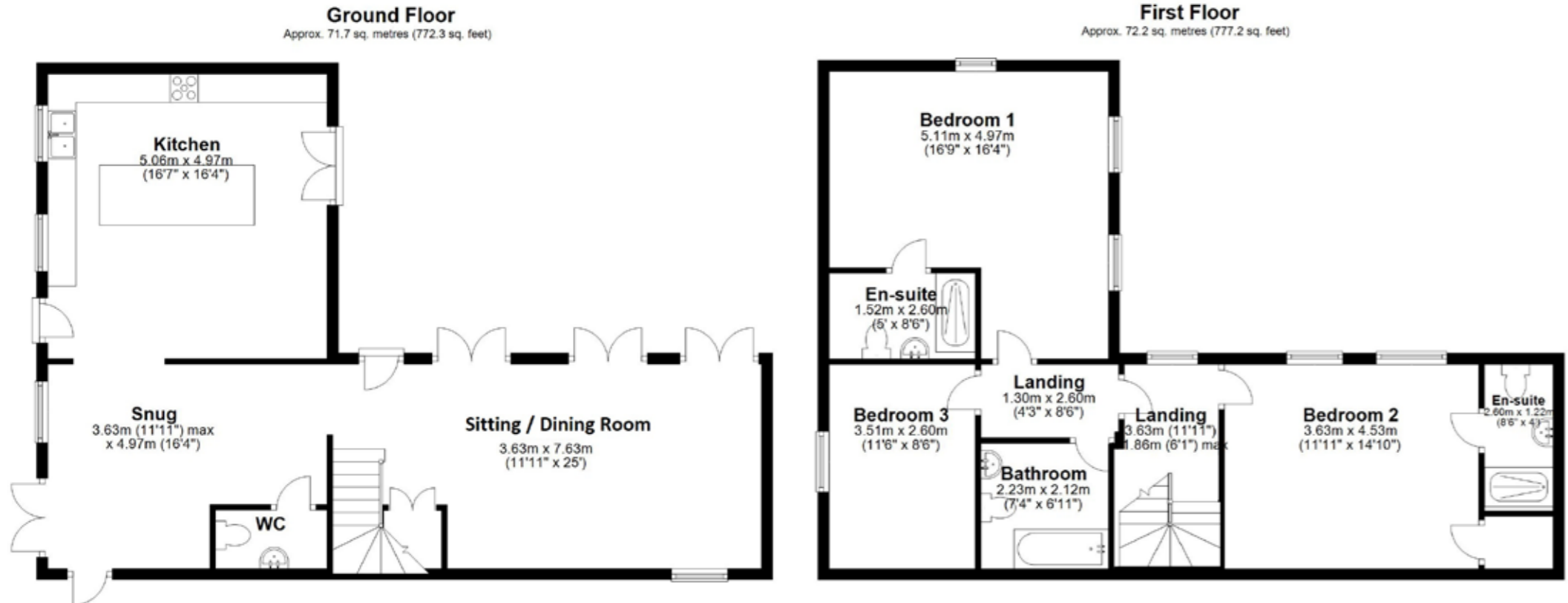




The low maintenance garden is completely enclosed by a wall along the roadside, at the foot of which is a row of standard hornbeam trees, and thick, evergreen hedging adjoins the neighbour. A sheltered and secluded space, a stone-paved terrace is perfect for alfresco dining whilst the rest of the garden is laid to lawn.

The thriving village of Braunston has many historic buildings and a long history, with records going back to the Middle Ages. Local families such as the Cheseldines and the Hanburys have left their mark with their many references throughout the village. The thatched, 17th century pub, The Blue Ball Inn, claims to be the oldest inn in Rutland and serves excellent food. The church, in a circular churchyard, is dedicated to All Saints, and has traces of medieval wall paintings still visible. In the churchyard there is also a strange carved stone figure, thought to be pre-Christian but its origins are uncertain. Next to the church is a busy, almost 100 year old village hall. There is a children's playground and a grassy area for ball games. A monthly newsletter is distributed to the village residents keeping them up to date with what's going on, and for newcomers, there is a village Welcome Pack which has lots of practical village information, updated every year. Some very scenic walks, long and shorter, start from the village for those who wish to explore.





Approx. Gross Internal Floor Area 1549 Sq.Ft (144 Sq.m)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



LOCAL AUTHORITY: Rutland County Council

SERVICES: Mains Electricity, Water, Drainage, Oil Fired Central Heating

Council Tax Band: E

TENURE: Freehold

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes:
The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.

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LOCATION

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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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Fine & Country
Tel: +44 (0) 1572 335 145
rutland@fineandcountry.com
The Old Jewellers, 30 High Street East, Uppingham, Rutland, LE15 9PZ

