



LABURNUM

BARNACK





Enveloped in landscaped gardens and blending contemporary luxury and character charm, Laburnum, in the peaceful and pretty village of Barnack, commands your attention.

Hidden away from the quiet country lane, a sweeping gravel entrance leads to a gated driveway, where ample parking is available in front of the double garage.

A modern home, built in 2000, Laburnum has been extended over the years to offer the ultimate in spacious family living, nestled within serene surrounds.



Practical places

Beneath a portico, the wooden front door opens to the entrance hallway, a light-filled and spacious area, with cream porcelain tiled floor underfoot. Pass a handy boot room, enviably sized utility room and separate laundry room as you make your way to the heart of the home, the impressive kitchen.





Culinary excellence

Feast your eyes on the exceptional family kitchen. A home renovated throughout, the newly fitted Bakehouse kitchen embodies contemporary luxury and comfort.

A trio of gleaming pendant lights hang down above the large central island breakfast bar, which also accommodates a number of appliances within and beneath its Corian worktop, including Wolf induction hob, Neff oven, wine fridges and wine cooler.

Further Wolf appliances include a double oven and plate warmer, two dishwashers, and instant hot water tap. There is also space for a large American style fridge-freezer. Storage is in abundance in this capacious kitchen.

A natural hub, the inbuilt speaker system is ideal for parties, whilst the French doors open directly to the terrace when entertaining al fresco in the summer months.

After dinner, put your feet up and unwind in the large, relaxed seating area, a soothing space for catching up on the days' events.

Opening up from the kitchen is the orangery, expertly completed by Stamford-based QKS six years ago; a sublime space in which to dine in the evenings, overlooking the garden.





Warmth and welcome

To the other side of the reception hall lies the main sitting room, where a stone surround houses a log-burning stove, and light flourishes in through windows to either side. Underfloor heating, a feature throughout the home, ensures a cosy warmth throughout the seasons.

At the end of the reception hall, double doors open to a spacious games room. Ideal for all ages, there is plenty of space for a pool table, while doors to two sides open to offer an unbroken flow between the outdoors and in, making it perfect for parties.



Where old meets new

Sense the embrace of over 200 years of heritage, as you step through from the games room into the self-contained, one bedroom cottage, currently used as a peaceful and private home office, but ideal for multigenerational living, with its own private garden and driveway access. Low, beamed ceilings and deep windowsills reveal the cottage's antiquity, adding a warmth of ages past.





Bedtime beckons

Ascend the stunning oak staircase from the reception hall whilst admiring the views through the broad, shuttered windows to the front.

Emerging on the large landing, sense the airiness and space beneath the high ceiling. Remodelled by the current owners to create four spacious double bedrooms in this part of the home, discover the first on the right, preceded by a row of fitted wardrobes.

Beams span the vaulted ceiling, blending character and light, with windows to three sides and a large en suite containing separate bathtub and shower.

From here, follow the landing along to reach another peaceful bedroom, similarly designed, with high, vaulted ceiling, verdant views, built-in wardrobes and large en suite with double walk-in shower.

From the top of the stairs, ahead, a third double bedroom overlooks the verdant garden, again with its own en suite shower room.



WHAT WE LOVE...

"A tranquil haven for relaxation and the heart and soul of the party when it comes to entertainment, at Laburnum every detail has been thoughtfully considered to create a warm and welcoming sanctuary in the heart of Barnack village."





Serene sanctuary

Part of a lovingly considered extension, the principal suite is a haven for the senses. Herringbone flooring flows underfoot in the fully fitted dressing room as you enter, and light streams in through windows to the rear.

Opening from the dressing room the immaculate en suite is fitted with a large, walk-in shower, twin wash basins and an abundance of storage.

An archway leads into the minimalist bedroom, where views extend out over the peaceful garden and countryside beyond, via French doors to the Juliet balcony.

Tranquil and serene, this bedroom is a true oasis of calm.

A final, secluded double bedroom can be found via a second staircase located at the front of the home, by the utility room. Served by its own luxurious en suite shower room, it makes an ideal teenagers' retreat or guest suite.

Oasis of tranquility

Surrounding the home, the gardens at Laburnum extends to around 0.82 acres, offering so much scope for entertaining and amusement. Lovingly landscaped, raised beds brimming with colour feature built-in lighting, whilst surround speakers enhance the ambience when guests visit.



WHAT WE LOVE...

“With its charming blend of old and new, spacious design and expansive grounds, Laburnum offers versatile spaces for family and guests alike, ensuring comfort and privacy for all.”



Extending from the kitchen, a porcelain-tiled terrace is perfect for entertaining, outdoor dining and barbecues.

Throughout the garden, different seating areas invite relaxation, with paved pathways and steps leading to an elevated lawn area ideal for games.



Reflecting a Mediterranean vibe in its planting, the garden includes established flower beds, topiary balls, clipped hedging, and mature acers. An area of composite decking, connected to the games room, provides a sunny spot in which to unwind.

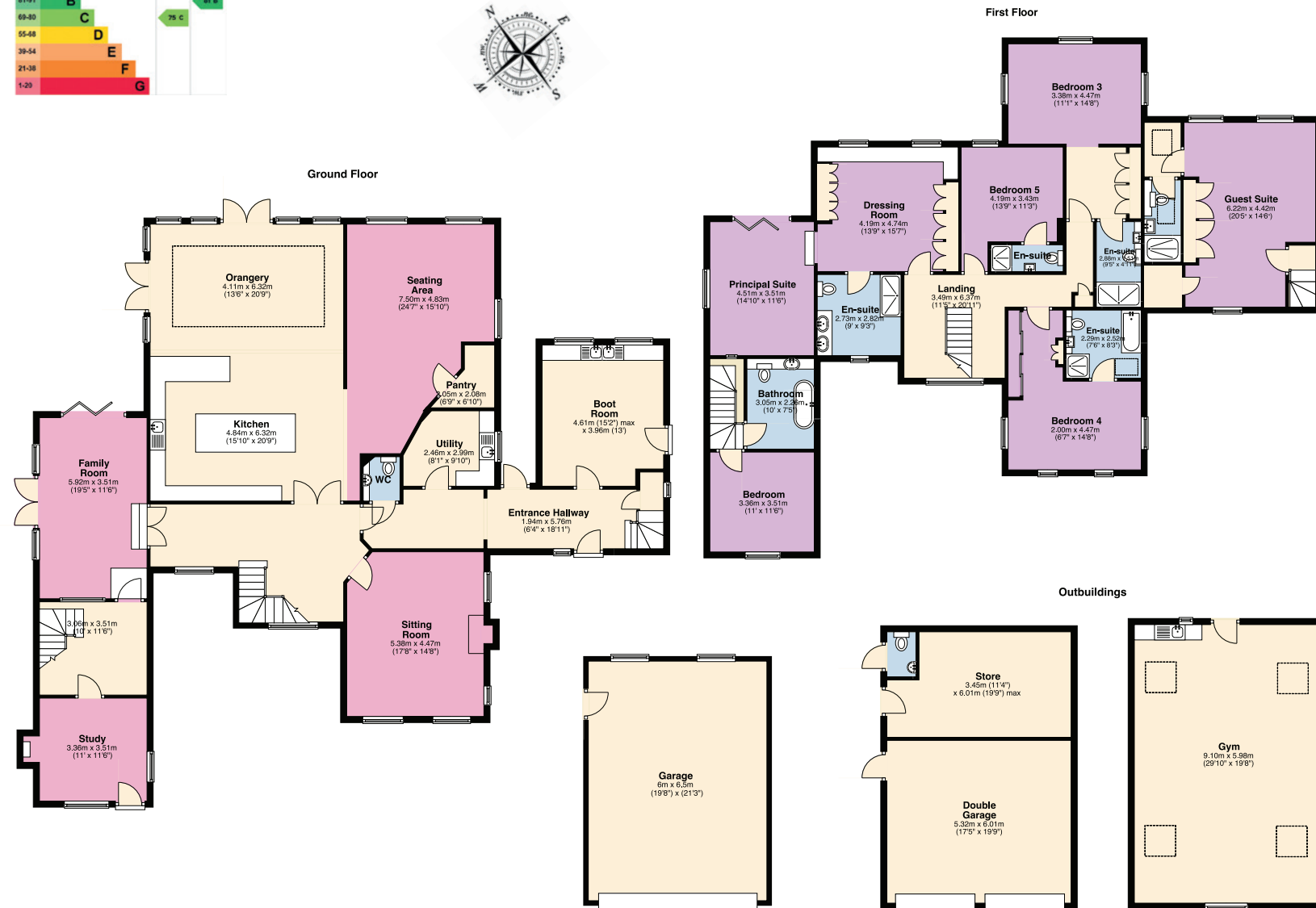
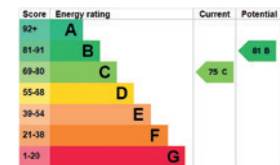
Additionally, outdoors you can find log storage, a gardener's lavatory, secure gates to the sides, and a separate gym. Above the garage, another gym space offers ample scope to be converted into a separate living area with a kitchenette.



The Finer Details

Freehold
Detached
Constructed 2000
Self-contained cottage believed to
date back c. 250 years
Plot approx. 0.82 acre

Gas central heating
Underfloor heating to ground floor
Mains electricity and water
Septic tank
Peterborough City Council, tax band B
EPC rating C



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On your doorstep

3.5 miles south-east of the famous Georgian market town of Stamford, Barnack village is home to the 'Barnack Beauty' apple variety and was once a source of stone for England's abbeys and cathedrals.

This history survives in the form of Barnack Hills and Holes National Nature Reserve – a remarkable wild space that has transformed what was once a limestone quarry used by the Romans. Also on your doorstep, Burghley House and Park is a 3-mile walk, with Rutland Water reachable in half an hour by car.

St John the Baptist's Church stands proud in the heart of the village, notable for its 11th Century Anglo-Saxon tower and a 12th Century spire. Nearby, Barnack

Cricket Club is an inclusive club for juniors and seniors alike, with a bowls club adjacent to the pitch.

Pop into the recently refurbished Millstone pub for some delicious food. Make sure you also check out The White Hart at Ufford and The Bertie Arms in Uffington, or head a little further to pick up fresh fruit and veg and local produce from nearby Willow Brook Farm shop.

You only need to drive a few minutes in the other direction to explore Stamford's cobbled alleyways, hidden courtyards and water-side delights. Trains from Stamford run to London King's Cross and St Pancras via Peterborough. Alternatively, hop on the A1 to travel north or south.

For the children's education, there's a local primary school and pre-school just minutes' walk from Laburnum. School bus services from the village run to Stamford Endowed Schools and Peterborough, so you'll never be short of options.



Local Distances

Stamford 3.5 miles (8 minutes)
Market Deeping 6.5 miles (14 minutes)
Bourne 11 miles (23 minutes)
Peterborough 12 miles (19 minutes)



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