



GLEBE FARM

— MARKET OVERTON —

Grade II listed, Glebe Farm perfectly balances history with contemporary comfort, sitting proudly within the conservation village of Market Overton. Honey-hued stone walls, weathered by centuries, hint at the home's 1702 origins, while the adjoining 19th century barn lends further character and potential. Opening the pedestrian gate from Main Street, a front path passes through the formal parterre hedging and lollipop trees to arrive at the main entrance.



A WARM WELCOME

Stepping inside, earthy-toned rustic flagstone flooring stretches underfoot, complemented by soft grey walls and exposed beams overhead. Infusing warmth, pause by the cast iron fireplace, or pause at the window seat for quiet moments of reflection.





REST AND RELAX

Flowing from the reception hall, the sitting room invites relaxation with its wood-burning stove evoking comfort from within its stone hearth. Light-toned parquet flooring complements the cool alabaster colour of the stone surround, while the square proportions of the room create an irresistibly cosy feel.



FAMILY TIME

Encouraging connection, the heart of the home is unequivocally the open-plan kitchen, dining and family room. Flagged flooring, warmed by piped underfloor heating, stretches through the space, while rustic beams encapsulate a modern farmhouse aesthetic. The kitchen itself, distinct yet effortlessly connected, gleams with quartz worktops and high-spec Miele and Fisher & Paykel appliances, complemented by a gas Aga.

Sky lanterns drench the dining area in light, and bifold doors concertina open, seamlessly merging indoors with the suntrap terrace beyond. A sociable breakfast bar provides the perfect vantage point to watch the comings and goings of family life, while fitted storage, including a discreet drinks cabinet, provides plenty of storage.



PRACTICAL PLACES

Providing an every-day entrance from the driveway, the boot room-laundry is a luxurious point of practicality, where bespoke grey cabinetry with bronze handles offers ample storage. Herringbone parquet flooring and cushioned bench seating infuse style and comfort, while a Belfast sink stands ready for rinsing muddy boots - or paws - following country walks.

Nearby, the cloakroom strikes a stylish note, with a live-edge wood countertop supporting a black basin and wall-mounted tap, illuminated by pendant lighting and LED-lit alcove shelving.



CREATIVE SPACES

Encouraging creativity, the media room provides an inspiring, light-filled retreat. Vaulted ceilings adorned with beams soar overhead. An ideal space for artists, remote work, or a potential games room. Beyond, a plant room discreetly houses the home's essential systems.



BEDTIME BECKONS

Climbing the main staircase, rustic beams guide the way along the landing to the principal suite – a sanctuary of style and comfort.

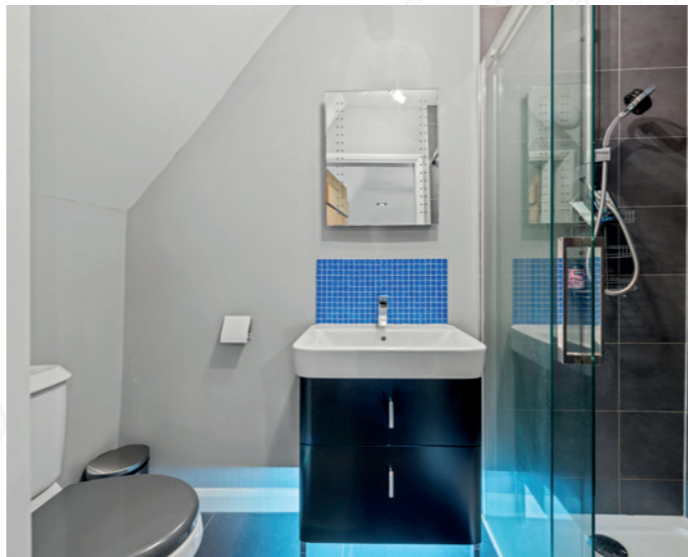
Fitted wardrobes provide optimum storage, while a velveteen headboard and cast-iron radiator add tactile warmth. In the en suite, a copper-style freestanding bathtub takes centre stage, complemented by electric underfloor heating, modern flooring and copper-effect tiling that echo throughout – also featured in the walk-in shower.





Four further bedrooms, each with distinct character, stretch along the landing. A guest bedroom features an incredible two-tier windowsill and charming detail, while another's vaulted ceiling, window seat and fitted storage follow the line of the roof. Powder-pink walls and a pentagonal window define another bedroom, complete with en suite. A fourth bedroom, dressed in soft greys, overlooks the front, its feature fireplace and exposed beams enhancing its historic charm.

Nearby, the family shower room showcases intricate beam work above the window, and a walk-in shower.



MULTIGENERATIONAL LIVING

Offering flexibility, a collection of downstairs rooms creates an ideal space for multigenerational living. A snug, with muted walls, a corner fireplace, shuttered windows and built-in storage, exudes cosiness, while a second kitchen - tucked off the front reception hall - adds further independence. Low cottage windows and a country casual ambience ensure this space remains in keeping with the home's heritage.



What we love...

Embodying the perfect blend of history, design, and functionality, Glebe Farm is more than just a house – a spacious and characterful home, it promises an exceptional way of life, beautifully woven into the heart of Rutland's most desirable village.

ROOM TO GROW

Electric double gates from Main Street open to reveal a broad gravel driveway alongside sculpted planting and lush lawn. The south-east-facing gardens provide a perfect private haven. Soak up the rays on the dining terrace, positioned to capture the sun throughout the day, while a flat lawn provides ample space for children's play or for the gambolling of canine companions.

Several stone-built outbuildings, including three barns and stables, echo the home's agricultural heritage and brim with possibilities for further use: planning permission was previously granted to convert these spaces - suggesting potential for guest accommodation, Airbnb income, or additional work space - while historic hay racks add an authentic touch.



THE ANNEXE

Extending the lifestyle possibilities further, a separate 19th-century barn conversion offers independent living. Vaulted ceilings, exposed beams, and whitewashed walls create a fresh, airy atmosphere. Wooden floors lead through an open plan living, dining, and kitchen area, warmed by underfloor heating throughout. Midnight-blue cabinetry bridges farmhouse style with contemporary chic, while modern appliances ensure everyday ease.

A latched door opens to reveal an airy double bedroom bedecked in beams, served by a walk-in dressing room and shuttered window with exposed brick detailing. The en suite shower room, with curved red-brick accents, blends modern convenience with historic charm, aligning perfectly with the barn's character.



THE FINER DETAILS

Freehold
Detached
Dates to 1702
Grade II listed
Conservation area
Plot approx. 0.37 acre
Gas central heating
Mains electricity, water and sewage
Rutland County Council, tax band G

Ground Floor: approx. 292.4 sq. metres (3,147.3 sq. feet)
First Floor: approx. 148.5 sq. metres (1,598.4 sq. feet)
Total Home: approx. 440.9 sq. metres (4,745.7 sq. feet)
Outbuildings: approx. 175.2 sq. metres (1,885.9 sq. feet)
Total Overall: approx. 616.1 sq. metres (6,6334.6 sq. feet)



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COUNTRY LIVING

Within the pretty conservation village of Market Overton, amenities are within easy reach including a doctors' surgery with dispensary and a local shop. Market Overton is a friendly village, with a thriving bowls and cricket club and a welcoming village hall. Meet the locals at the village pub, The Black Bull. St Peter and St Paul Church is famed for its tower, believed to be the oldest in Rutland and dating back to the 13th century. A small village church, services are held and is home to a friendly congregation and enthusiastic choir.

Enjoy leisure and pleasure pursuits in Oakham with its good range of shops and sporting facilities including rugby, tennis and football clubs. Further afield, enjoy sailing, fishing, and cycling at nearby Rutland Water, before returning home to the peace and tranquillity of Glebe Farm.

Children are well-served with several primary schools within a ten-minute drive, whilst there is an excellent choice of independent schooling nearby with boarding facilities available for girls and boys at the neighbouring market towns of Uppingham, Oakham, Oundle and Stamford. Commute with ease from Oakham Railway Station with its connections to Peterborough, Birmingham, Leicester and Stansted Airport.

LOCAL INFORMATION

- Oakham 6.4 miles (12 minutes)
- Melton Mowbray 11 miles (21 minutes)
- Uppingham 12 miles (20 minutes)
- Stamford 13 miles (20 minutes)
- Grantham 16 miles (26 minutes)
- Peterborough 26 miles (34 minutes)
- Oundle 28 miles (36 minutes)



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