



MANOR FARMHOUSE

↔↔ BARROWDEN ↔↔



PERIOD CHARACTER...MODERN COMFORT

Peacefully positioned off Chapel Lane in the idyllic village of Barrowden, Manor Farmhouse beckons you to experience the comfort and character of period living in a modern age.

Dating back to the 1700s, yet surprisingly unlisted, and set beneath a Collyweston slate roof, Manor Farmhouse sits within a conservation area, within easy access of the nearby market towns

of Uppingham, Stamford and Oakham, balancing country calm with convenient access to all the essentials of contemporary life.

Park up along the golden gravel driveway, leading to a garage, before making your way into the home. Hang coats in the handy porch, leading to the heart of the home, the kitchen dining room.



FAMILY TIME

Immediately upon arrival the warmth of Manor Farmhouse can be felt, emanating from the cream Rayburn, nestled beneath an antique beam, in the sociable kitchen, as exposed stone frames the windows, which invite an abundance of light through.

Country cabinetry offers plenty of fitted storage for all those utensils and essentials. Roll your pastry for home-cooked pies on the tactile solid wood worktops, and dust the flour off your hands with a rinse in the double Belfast sink.

Blending separate spaces with a sense of connection between rooms, the garden room, with its oak beams, serves as a sociable sanctuary, inviting glorious garden views to three sides. Slip outside and soak up the sunshine throughout the summer months.



QUIET AND CONTEMPLATION

A toasty glow emanates from the log-burning stove in the sitting room, set beneath a cosy ceiling bedecked in beams. A restful room, where low, cottage-style windows invite light, hunker down in warmth and comfort.

Work from home in peace and tranquillity from the study, tucked off to the rear of the sitting room. A flexible space, ideal as a playroom, formal dining room, or family snug, wooden flooring flows through from the sitting room whilst French doors offer instant access out to a courtyard at the side, perfect for coffee breaks.

POCKETS OF PRACTICALITY

Subtle spaces preserve the practicality of the home, from the hanging rack for coats in the porch, with its vaulted ceiling, to downstairs lavatory and laundry and boot room, plumbed for washing machine and dryer and providing stable door access out to the driveway.



SWEET SLUMBER

Upstairs, wooden floorboards, exposed stone and enchanting overhead beams display the true character of the home on the open-feel and light drenched landing which overlooks the garden and provides access to the bedrooms at Manor Farmhouse.

Serene shades adorn the principal suite, where light streams in through windows overlooking the courtyard and garden. Spacious and bright, freshen up in the private shower room en suite.

With exposed beams celebrating the high ceiling of the second bedroom, with its built-in storage, there is room for all the family at Manor Farmhouse, where the family bathroom serves all three of the guest bedrooms.

Each room embodies its own individual character, uniquely angled to bring personality and comfort – and with space for a double bed.





SUNSHINE, SHELTER AND SHADE

A tranquil retreat designed for relaxation and enjoyment, step outside from the garden room onto a sunlit terrace, bordered by neat box hedging serving as an elegant separation between the seating area and the manicured lawn beyond.

Mature shrubs and tall hedging, complemented by secure fencing, form a private and verdant boundary in the garden of Manor Farmhouse, safe and practical for children and pets.

At the far end, a natural canopy of shelter and shade can be found beneath the boughs of a mature evergreen, ideal for escaping the midday sun. A quiet space for morning coffee or afternoon tea awaits on the courtyard terrace, accessed directly from the study.

Live your 'Good Life' ambitions and grow your own, served by a handy greenhouse tucked away at the garden's edge.

What we love...

More than a home, Manor Farmhouse, offers a seamless blend of heritage and modernity, where every detail invites you to savour the joys of country living.

With its idyllic village setting, quirky character and modern enhancements, Manor Farmhouse is a home in which to make memories, delivering a lifestyle of comfort, character and connection.



THE FINER DETAILS...

Freehold
 Detached
 Dates to c.1700s
 Not listed
 Conservation area
 Plot approx 0.14 acre
 Air source heating
 Solar panels
 Mains electricity, water and sewage
 EV charging point
 Rutland County Council, tax band E
 EPC rating C

Ground Floor: approx. 84.8 sq. metres (913.1 sq. feet)
 First Floor: approx. 69.2 sq. metres (745.3 sq. feet)
 Total Home: approx. 154.1 sq. metres (1,658.4 sq. feet)
 Garage: approx. 14.5 sq. metres (156.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	90 B

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COUNTRY LIVING

Barrowden is widely considered to be one of the most picturesque, sought-after and desirable villages in Rutland with its close proximity to the market towns of Stamford, Uppingham and Oakham and excellent access to main road connections for Peterborough and Leicester.

Locally, there is a vibrant and supportive village community for those who are keen to contribute and participate. Discover St Peter's Church, village hall, doctor's surgery and pharmacy, community-run shop, cricket club and pub, The Exeter Arms. Enjoying a prominent position by the village green with its charming duck pond surrounded by gentle limestone homes and thatched cottages, the pub is highly regarded for its choice of fine ales, great food and warm welcome.

With so many beautiful footpaths, bridleways and routes leading to and from the village, there is something suitable for everyone from gentle evening strolls to more arduous activities. Further afield, Wakerley Woods, Fineshade Woods and Rutland Water are all just minutes away.

LOCAL DISTANCES

- Uppingham 6 miles (12 minutes)
- Stamford 8 miles (16 minutes)
- Oakham 11 miles (18 minutes)
- Corby Railway Station 11 miles (20 minutes)
- Peterborough Railway Station 17 miles (25 minutes)
- Leicester Railway Station 24 miles (42 minutes)



Manor Farmhouse, Chapel Lane, Barrowden, Rutland LE15 8EB



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