



# HOME FARM

BURLEY ON THE HILL



Commissioned by an Earl, crafted by John Nash and quietly captivating ever since, tucked away in the heart of Rutland, Home Farm is a place of quiet magic - where architectural heritage meets timeless countryside charm.

Designed in 1795 by John Nash, the visionary behind Buckingham Palace alongside some of London’s most iconic landmarks, including Trafalgar Square, St. James’s Park and Regent Street, Grade-II listed Home Farm captures all the character of a working farmhouse combined with the elegance of a country estate.

Two centuries on, the balance remains. Romantic and rustic in equal measure, Home Farm is tucked away behind electric gates, arrived at along a sweeping gravel driveway leading to a landscaped turning circle, where topiary planting and a billowing tree stand to the centre. Off the driveway, a large timber-framed garage offers three bays for parking, a generous workshop and separate office space.







## Feast your eyes

A sweet arched entrance welcomes you into the heart of the home. Country comfort meets contemporary finesse in the kitchen breakfast room where, at its heart, a large central island topped with crisp stone counters also serves as a breakfast bar for morning coffees and laid-back weekend brunches.

Beautifully crafted, with classic in-frame doors, softly rounded corners and traditional cornicing detail that nods to the home's Georgian heritage, storage abounds in the farmhouse feel cabinetry, whilst to one side, an Aga nestles into a tiled chimney breast, infusing warmth and character, while a log-burning stove brings a cosy focal point to another side of the room.

Dine indoors, or in summer, dine al fresco on the sun-dappled terrace and feast beneath the shelter and shade of the mature willow tree.

A laundry room connecting to the annexe and a boot room for coats and shoes all serve everyday life with quiet charm, while keeping the kitchen chore and clutter free.

Once home to old gunpowder cupboards, now a space brimming with quiet grandeur, the reception hall beyond is an atmospheric space, with its listed fireplace and deep, richly traced architraves; it could just as easily host a string quartet as a fireside supper. A charming, curved wall draws the eye toward the larder, complete with original cabinetry and meat larder.





# Entertaining haven

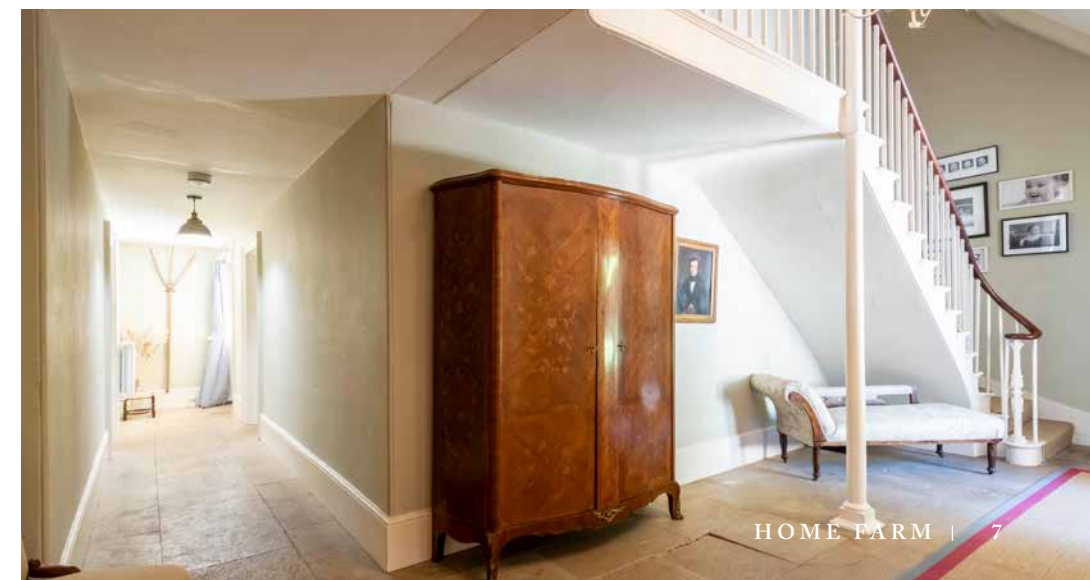
Notes of deep blue dress the dining room, where a shuttered bay window looks out towards the garden, taking in the view. Savour the quiet calm of this spacious room over supper with friends and a glass of wine. Currently used as a games room, there is endless versatility.

After dinner, when it's time to hunker down and unwind, the drawing room is where quiet evenings take shape beside the log-burning stove, nestled within its neoclassical fireplace, whose elegant Greek key motif serves as a subtle nod to Nash's architectural roots.



Natural light slips softly through the shuttered front window, filtered further by the covered veranda beyond, creating a cocoon-like calm. On brighter days, throw open the French doors and invite the terrace into the living space, beckoning sunshine, birdsong and a breath of fresh air inward.

Return to an inner hallway, a space that rises up in greeting, where high ceilings follow the upward curve of the sweeping staircase and its graceful coiling bannister - a centrepiece that is at once grand and welcoming, setting the tone of timeless and effortless refinement for the rest of the home.







## Sweet dreams

Upstairs, from the light-filled gallery landing, windows peek out, framing shifting scenes of thatch and countryside beyond, whilst on this first floor, four bedrooms await.

The first bountiful double bedroom catches the morning light through dual-aspect windows, complete with a window seat and original fireplace – ensuring a serene start to the day.

Further along, a spacious, beam-laden bedroom enjoys blissful garden views, featuring twin built-in wardrobes for storage.

A third bedroom, with a quaint original alcoves, cupboards and fireplace, offers a perfect retreat, while the fourth – painted in a soft, sulking-room pink – is tucked beside the former servant’s staircase, gazing out over the Burley Estate.

Two luxuriously sized family bathrooms provide modern comfort with heritage charm – one furnished with a large walk-in shower, the other with both shower and separate bath, blending period poise with contemporary design.



### WHAT WE LOVE..

“So much more than a piece of history, or a reflection of architectural brilliance and a reminder of the enduring impact of John Nash’s work, Home Farm is just that: warmth, welcome...and home.”







## Gamekeeper Lodge

Tucked away from the main house, the spacious annexe – known as Gamekeeper Lodge – provides additional flexibility, furnished with two bedrooms, a bathroom, kitchen, sitting room and a light-filled orangery. Whether for visiting guests, multigenerational living or holiday accommodation, it's a wonderfully versatile addition. A private roof terrace completes the picture – the perfect spot for a quiet morning coffee or sunset glass of wine.

## Outdoor living

Wrapped in romance, the gardens at Home Farm are a world of their own. From the cobbled courtyard, pathways wind beneath blossom-laden branches and alongside richly planted borders, revealing new pockets of pleasure at every turn.







To one side, a willow tree weeps gracefully providing shelter and shade, while sculpted lollipop trees fringe the terrace, like a scene from a fairytale – a motif amplified by the circular, thatched game larder—an enchanting nod to the home’s past, now perfect for garden storage or storytelling intrigue.

Currently used as a gym, the summer house looks out to the delicate pink of a blossom tree, whilst for those working from home, tucked away at the end of the garage, a secluded office is an ideal workspace.

Beyond the lawns, a woodland walk skirts the boundary, where an ancient tree stands sentinel, offering shade, presence and a sense of timeless continuity. Though private and peaceful, Home Farm is just three minutes by car to Oakham, balancing rural seclusion with everyday convenience.





The Finer Details

Freehold  
Detached  
Grade II listed  
Dates to 1795  
Plot approx. 1.68 acres  
Oil central heating  
Mains electricity and water  
Septic tank  
Rutland County Council,  
tax band F (main home),  
tax band A (annexe)

Ground Floor: approx. 277.8 sq. metres (2,990.6 sq. feet)  
First Floor: approx. 144.3 sq. metres (1,553 sq. feet)  
Basement: approx. 20.3 sq. metres (218.9 sq. feet)  
Total Home: 442.5 sq. metres (4,762.5 sq. feet)

Outbuildings: approx. 98.5 sq. metres (1,060.7 sq. feet)



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Near and Far

Only three minutes from Oakham, shopping and sight-seeing are at your fingertips. Take a visit to Oakham Castle, learn more about the locale at the Rutland County Museum, or follow the Oakham Heritage Trail. From art shops to book shops and bakeries, feast your eyes on all your local market town has to offer.

Nearby, Rutland Water Nature Reserve is the perfect place for family days out - a wildfowl sanctuary with great trails for walking and cycling alongside fishing and water sports.

Families are well-served by a range of state and independent schooling close by, with Oakham School on the doorstep, and Stamford School and Uppingham School nearby. For a chance to purchase a prestigious piece of history, Home Farm awaits.

Local Distances

- Oakham 2 miles (6 minutes)
- Stamford 11 miles (21 minutes)
- Melton Mowbray 11 miles (23 minutes)
- Peterborough 25 miles (35 minutes)
- Leicester 27 miles (46 minutes)







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