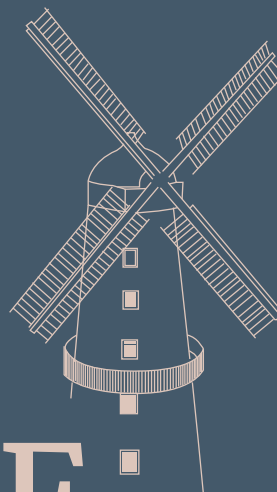


THE
OLD
BYRE



WHISSENDINE



Traditional on the outside, transformed within, discover a home reborn at The Old Byre, in the rural Rutland village of Whissendine.



Peacefully nestled in the heart of the village, The Old Byre beckons, offering ample parking along the driveway and within the garage at its end.

The Old Byre captivates upon arrival. Built-in bench seating offers a perching place and storage when removing shoes in the slate tiled hall way. A handy cloakroom features hanging space for coats, illuminated via arrowslit windows.

To the front of the home, light toned herringbone flooring stretches out underfoot in the living room, a vast room where a cylindrical log burning stove with exposed flue infuses warmth. Light streams in through the wide window overlooking the leafy frontage, whilst one corner has been devoted to a study area for homeworking. Acoustic panelling balances exposed brick for a harmony between classic and contemporary.



PRACTICAL PLACES

The laundry room comfortably accommodates the laundry in a stacked plumbing area for washing machine and dryer. Light-toned cabinets and wooden worktops lend further practicality for the daily cleaning tasks



SERENE SPACES

The large sitting room resonates with light and calm, where wooden flooring flows underfoot and beams, still encased in their bark, embellish the spotlight ceiling above. Warmed by a log-burning stove, nestled in a traditional hearth, this spacious room is the perfect space to relax and unwind, replete with built-in bookshelves.

Glazed double doors connect through into the dining room, where there is plenty of room for family gatherings, and where light gently enters through dainty windows to both sides.



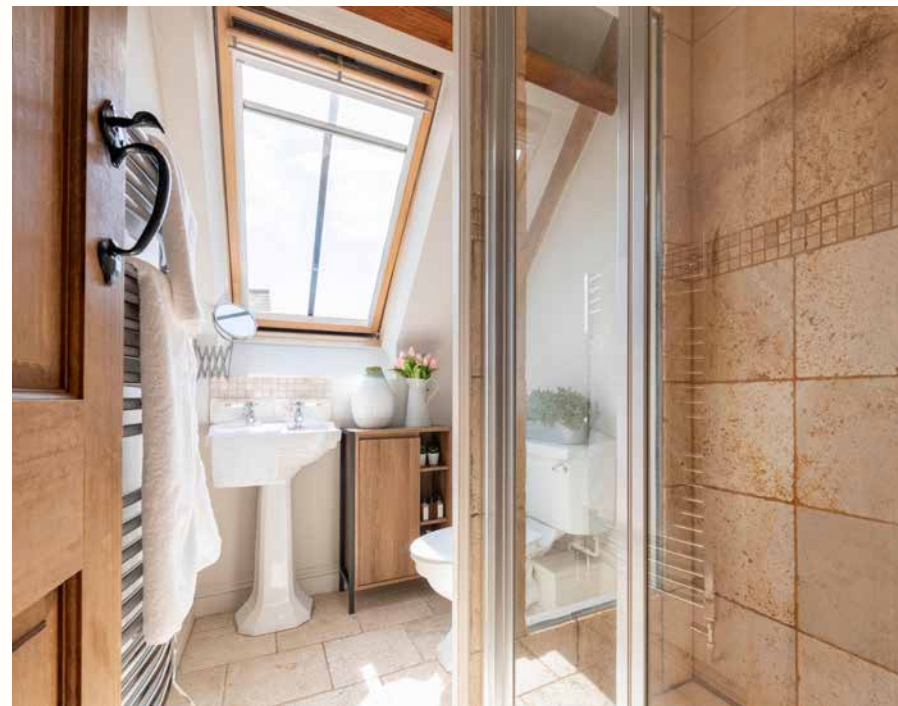
CULINARY HAVEN

The capacious, recently added kitchen announces itself with vaulted splendour, where exposed original oak trusses soar overhead, drawing the eye along the length of the room. Beneath their warm, honeyed tones, a sleek and thoroughly modern kitchen unfolds in a confident blend of function and finesse.

Stone flags underfoot lend rustic weight and character, while a contemporary navy blue island with breakfast bar anchors the room at its heart. Wall-spanning cabinetry in soft white conceals integrated appliances with quiet efficiency, while a bank of glazed French doors to the garden invites sunlight to spill inward, dancing across quartz worktops and stainless-steel surfaces.

At one end, a relaxed seating area wraps around, creating a sociable space for family time or informal entertaining. A marriage of old and new, scale and softness, the kitchen surprises and delights in equal measure.

Tucked away at the end, a shower room and office lend a further dimension to life at The Old Byre.



Beneath the oak beams and mellow brickwork, a new kind of light and life now flows, blending natural textures and crisp contemporary finishes to create a home that is both soulful and sophisticated.

AND SO TO BED

The wide staircase reaches up to the beam bedecked landing, off which the four beautiful bedrooms can be found – each uniquely characterised by angled ceilings and charming details.

The principal suite, with its own private en suite shower room, is a masterclass in serenity, with views out towards the Whissendine Windmill.

At the centre, the family bathroom is a soothing retreat, where a high ceiling adds airiness and a traditional freestanding bathtub, with showerhead attachment, invites long, restorative soaks.



GARDEN OASIS

Spill out from the kitchen and onto the large paved terrace, perfect for al fresco entertaining and evening sundowners. The walled garden also features a large area of lawn beyond, fringed in well stocked borders for a leafy rural feel, alongside gated access to the driveway.



FLEXIBLE LIVING SPACES

Above the single garage, a private staircase rises to a charming, self-contained annexe – a tucked-away hideaway complete with kitchenette, shower room and open-plan living-sleeping area. With its own access it's the perfect solution for grown-up children returning home, weekend guests, or even as a dedicated studio for creativity, yoga or remote working.



OLD BONES, NEW SOUL

Once a humble cattle shed, The Old Byre has been thoughtfully reimagined for modern life, all the while retaining its sense of story.

For those seeking character without compromise, The Old Byre offers the best of both worlds, where heritage meets heart and timeless beauty meets everyday ease.

THE FINER DETAILS...

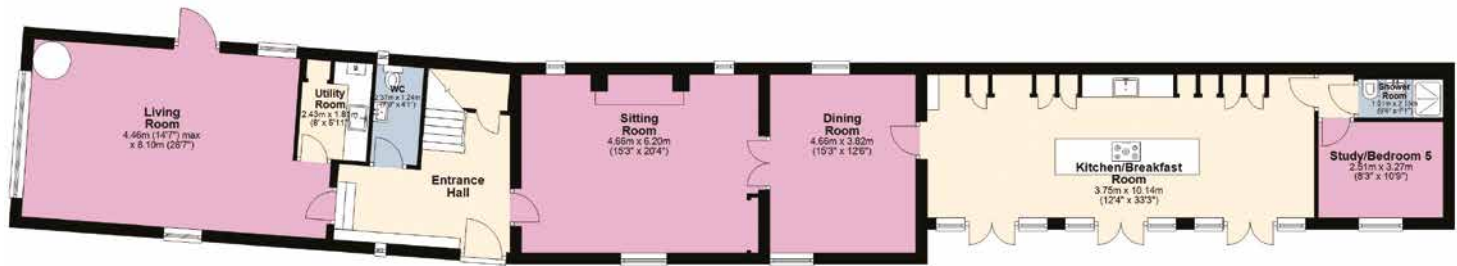
Freehold
Link Detached
Dates to mid 18th century,
converted to residential 2003
Plot approx. 0.06 acre

Gas central heating
Mains electricity, water and sewage
Rutland County Council, tax band G
EPC rating C (main home)
EPC rating D (annexe)

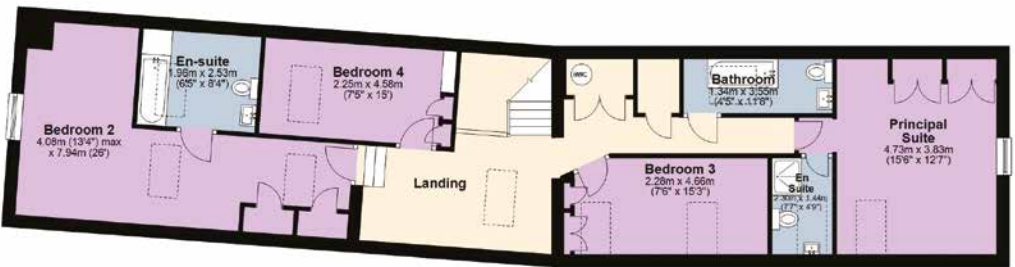
Ground Floor: approx. 160.0 sq. metres (1722.3 sq. feet)
First Floor: approx. 108.8 sq. metres (1171.0 sq. feet)
Total Main Home: approx. 268.8 sq. metres (2893.4 sq. feet)
Garage Ground Floor: approx. 19.2 sq. metres (206.7 sq. feet)
Annexe First Floor: approx. 19.3 sq. metres (207.3 sq. feet)
Total Outbuildings Total: approx. 38.5 sq. metres (414.4 sq. feet)
Total Combined: approx. 307.3 sq. metres (3,307.8 sq. feet)

Main Home

Ground Floor



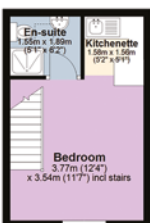
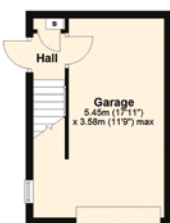
First Floor



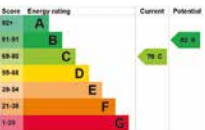
Annexe

Ground Floor

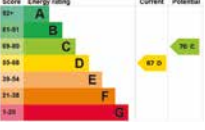
First Floor



Main Home



Annexe



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NEAR AND FAR

Whissendine retains its heritage charm in its whimsical architecture, which includes St Andrew's Church with its formidable tower and Whissendine Windmill. Pay a visit to the village hall, a central hub regularly hosting events throughout the year. One grand village tradition is its annual Feast Week, held in July which sees a week of activities for the community. Join the local cricket team, have a kickabout on the football pitch, or try your hand at tennis, archery or crown green bowls in this vibrant village community. Toast your success at the convivial local pub The White Lion with its riverside beer garden.

Why not pay a visit to nearby Rutland Water where you can enjoy all the fresh air and exercise you desire. Shopping is a breeze, with a local village shop, Post Office with dry cleaning facility and Stamford and Uppingham close by with their range of boutique shops. Families are perfectly placed, with the Ofsted 'Outstanding' rated village school, Whissendine C of E Primary on your doorstep. For independent schooling, Oakham, Uppingham and Stamford Schools are all within a 20 minute drive.

LOCAL DISTANCES

- Oakham 4.5 miles (10 minutes)
- Melton Mowbray 7 miles (15 minutes)
- Uppingham 11 miles (19 minutes)
- Stamford 16 miles (27 minutes)
- Grantham 19 miles (34 minutes)
- Corby Railway Station 20 miles (38 minutes)
- Leicester 24 miles (41 minutes)
- Peterborough Railway Station 29 miles (42 minutes)



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