



CORNER BARNS

COLD OVERTON



Set high on a ridge where Leicestershire meets Rutland, overlooking rolling countryside, discover Corner Barns, in Cold Overton, a modern home with a rich flavour of the past.



Tucked among stone cottages and ironstone walls, just three miles from Oakham, Corner Barns sits on the edge of the village, fittingly placed on its corner plot.

Aptly named, Corner Barns consists of more than one building: the main residence merely 30 years old, while the two-storey annexe accommodation, converted from the original lambing barns, dates back around 200 years.



COMFORT AND WARMTH

Pitched oak timbers and overhead glazing send sunlight spilling onto the tiled floor of the impressive entrance hall. With room enough for a sofa or two, this is less a passageway and more a welcoming space in its own right.

Host the whole family for seasonal celebrations in the large sitting room, where wooden flooring flows and light streams in through plantation shuttered windows to either side of the fireplace, within which a log-burning stove offers comforting warmth in winter. In summertime, French doors open to the garden beyond.

Open spaces define Corner Barns, as the entrance hall flows past the central staircase with its glass balustrade directing the light, while pockets of storage feature throughout.



FEAST YOUR EYES

The heart of the home, the Nathaniel Oliver of Oakham kitchen stretches out across the rear of the home, taking advantage of the spectacular countryside views. A door connects the kitchen with the garden terrace for al fresco dining.

Timeless granite worktops set the tone for a seamlessly stylish kitchen designed for family living. Alongside the oil-fired Aga is a wealth of built-in appliances. Open, yet comfortably zoned, ample worktops for food preparation are complemented by a circular breakfast bar providing a sociable space to gather. Plenty of storage helps to maintain a calm and uncluttered feel, whilst beyond, the utility room offers yet more practicality.

Flowing on effortlessly, there's plenty of space for relaxed seating and dining table to the side of the kitchen.

A separate family room makes a spacious and quiet sanctuary, making an ideal place to work from home. French doors open to a courtyard garden, the perfect spot for morning coffee.



A home of light, space and adaptability, blending modern comfort with historic character; from multigenerational living to Airbnb rental potential, experience the very best of entertaining, family life and rural tranquillity, on the edge of Rutland's rolling countryside, at Corner Barns.



RELAX AND REVIVE

Upstairs, the comfort continues. Abundantly sized and awash with light, the principal suite gazes out over the rolling garden and countryside beyond through full height glazing to the rear, where there is great scope for the addition of a balcony; imagine savouring the picturesque vista over a morning coffee or evening cocktail. Built-in storage awaits in the walk-through dressing room, leading to a private en suite shower room.





Guest bedrooms open up off the spacious landing, with a demurely decorated double, featuring built-in wardrobes and an en suite, looking out over the garden.

Two additional bedrooms include a sunny twin bedroom with glorious views out over the verdant countryside, and a crisp and minimal double bedroom with fresh white walls.

Lather up in luxury in the supremely spacious family bathroom, furnished with large wet room shower and claw foot, roll top bathtub.

Off the large landing, there is also access to a loft running the entire width of the home, with great head height and immense scope for storage.



THE LAMBING BARNS

Original features flash through - a glimpse of exposed beams and stone - in the modern makeover of the converted lambing barns, reimagined as two self-contained, one-bedroom annexes, one at ground level and one above.



DRINK IN THE VIEWS

Step outside and into the great outdoors, with a raised paved terrace drinking in views out over the garden and rolling countryside beyond through glass balustrades. Dine al fresco, seasoning mealtimes with the spectacular views, while below the lush lawn undulates gently down towards a mature treeline and gently babbling stream for a true sense of connection with nature.

A large outbuilding from the terrace is the perfect outdoor entertaining venue, with built-in bar, hot tub, shower room and private decking from where the elevated views unfurl.

Set on a plot of over 1.5 acres, established vegetable plots invite you to grow your own, with handy potting sheds and apple trees tucked away to the side.



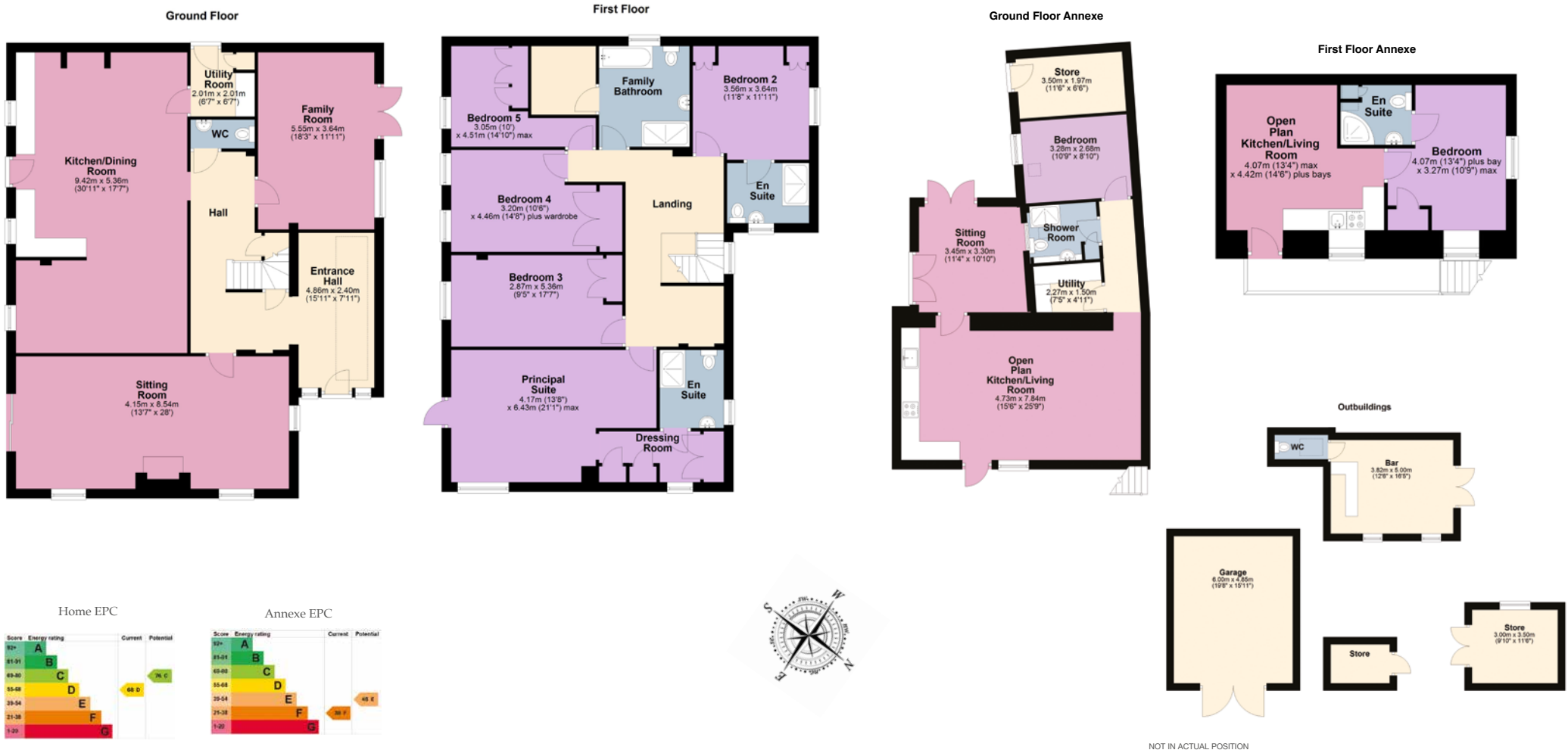
THE FINER DETAILS

Freehold
Detached
Built 1990s
Plot approx. 1.61 acres

Oil central heating
Underfloor heating
Mains electricity, water
and sewage

Melton Borough Council,
tax band F (main home),
tax band B (annexe)
EPC rating D (main home),
rating F (annexe)

Ground Floor: approx. 144.8 sq. metres (1,558.5 sq. feet)
First Floor: approx. 131.4 sq. metres (1,414 sq. feet)
Main Home Total: approx. 276.2 sq. metres (2,972.5 sq. feet)
Annexe Ground Floor: approx. 72.6 sq. metres (781.3 sq. feet)
Annexe First Floor: approx. 35.8 sq. metres (385.5 sq. feet)
Annexe Total: approx. 108.4 sq. metres (1,166.8 sq. feet)
Outbuildings: approx. 6.8 sq. metres (73.5 sq. feet)



Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only.

NEAR AND FAR

A picturesque Rutland village, perfectly poised on the cusp of Oakham and with easy access into nearby Melton Mowbray, it's easy to see why so many people fall in love with rural life in Cold Overton.

Positioned on a hilltop with rolling views of the surrounding countryside, Cold Overton is home to St John the Baptist Church, dating back to the 12th century. Pick up all your garden supplies at nearby, family run Gates Garden Centre, where you'll also discover an award-winning farm shop, two restaurants and gift shop.

Commuting is convenient, nestled off the A606 connecting you to Oakham and Melton Mowbray. Trains from nearby Oakham Railway Station offer direct links to Stamford, Peterborough, Birmingham, Leicester and Stansted Airport. Onward links from Peterborough Station to London King's Cross make daily commuting a real possibility.

Families are well provided for with highly rated schools close by, including Langham C of E Primary, Oakham C of E Primary and Catmose College. With independent schooling in mind, Brooke Priory, Oakham School, Uppingham School and Stamford School are all within easy striking distance.

LOCAL DISTANCES

- Oakham 3.5 miles (9 minutes)
- Melton Mowbray 8 miles (20 minutes)
- Uppingham 11 miles (19 minutes)
- Stamford 15 miles (26 minutes)





Corner Barns, 44 Main Street, Cold Overton, Rutland, LE15 7QA



01572 497 070 | team@pelhamjames.co.uk | [pelhamjames.co.uk](https://www.pelhamjames.co.uk)

