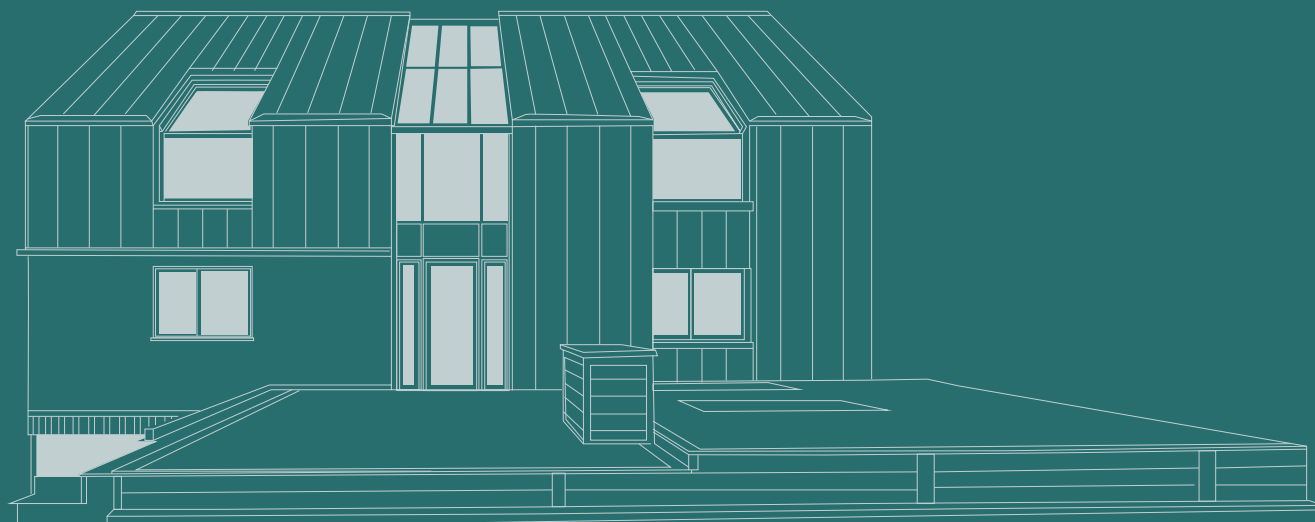




BIRCH FIELD HOUSE

BELMESTHORPE



Amid the quiet lanes and quaint cottages of Belmesthorpe, architecture takes a confident turn at Birch Field House, where contemporary zinc and glass gleam against green pastures and village stone.

A two-year-old self build, Birch Field House announces its 3,500 sq feet of living space in the centre of its one acre plot, surrounded by lawn, landscaped edging, leafy trees and verdant paddock.

CONTEMPORARY LINES

Gated and fenced, the juxtaposition of country and contemporary is immediate and effective, stepping through the oversized front door and into an industrial feel entrance hall, where open tread stairs lead up and down and light flows freely through via glazed doors opposite, opening out to the raised decking where elevated views over the countryside unfurl.

Breadth, depth, height; Birch Field House is awash with light. Individual thermostat control manages the underfloor heating throughout the rooms, with plenty of storage available on the ground floor.





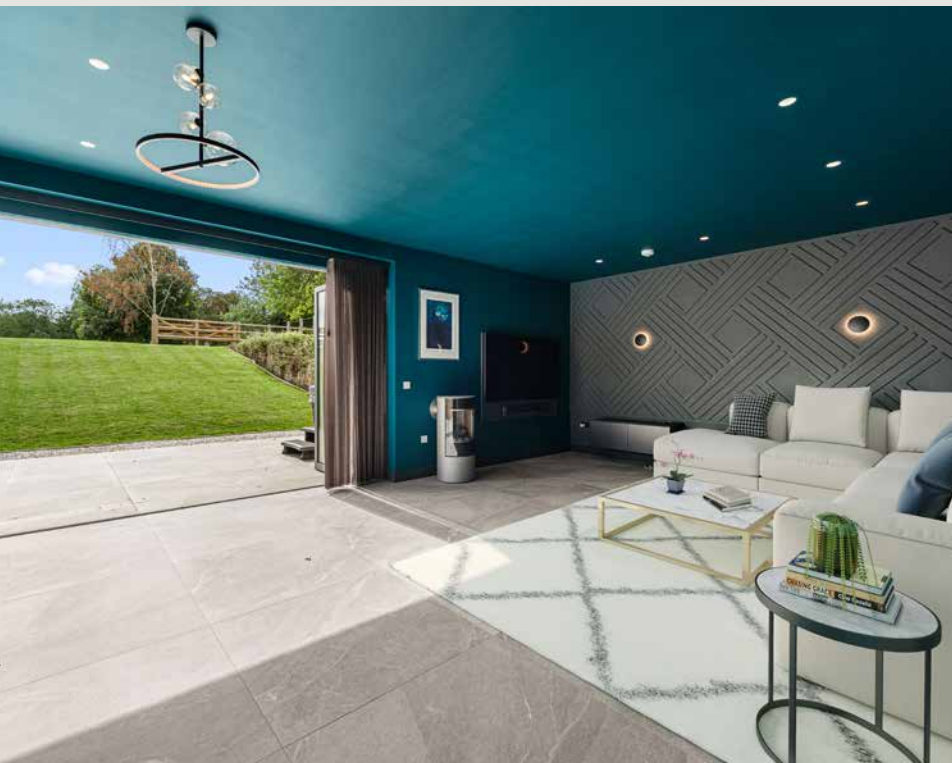
WINE, DINE AND UNWIND

Drawn downstairs by the striking architectural staircase, discover the home's impressive open-plan living-dining-kitchen.

Here, a contemporary kitchen by Intone Design merges seamlessly with living and dining space: handleless charcoal cabinetry and drawers line the walls, balanced by crisp white worktops, induction hob and bold black fittings. Hidden within are a full-size fridge and freezer, double Neff ovens, and a discreet pantry cupboard offering storage and function at every turn.

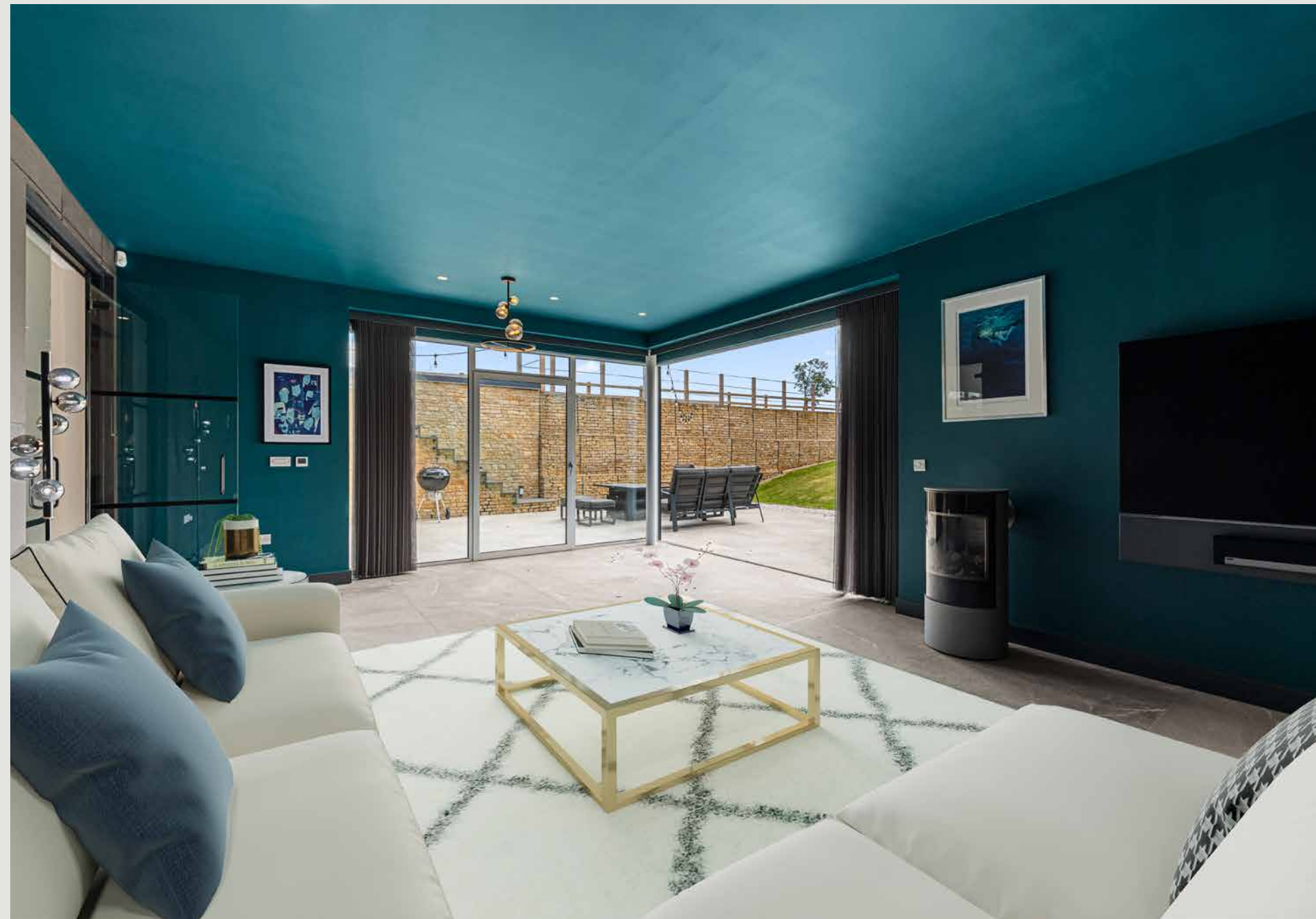
A mirrored bar cabinet sets a stylish note, while above, roof lanterns shower daylight across the room; a media wall and generous seating area make this a space to gather, relax, and share.





Sliding doors and double glass doors lead off the lower ground hall, with bifolding doors in the sitting room opening to reveal a hot tub on the patio, perfect for balmy summer nights. Turn the ambient lighting down low and snuggle up in front of the warmth from gas stove, on cool winter evenings.

A separate WC and fully equipped laundry with fitted clothes rails and stacked washing machine and dryer are tucked to the front of this floor.



What we love about Birch Field House

Sleek lines, sunlit spaces and an accessible layout designed for real life, experience modern living in the heart of the Rutland countryside.



MODERN LUXURY

Ascending the stairs to the uppermost level of the home, sanctuary awaits off the light-filled gallery landing, whose elevated view takes in the entrance hall below.

Tucked off the landing, the principal suite is a masterclass in contemporary elegance. Designed to capture both light and landscape, the bedroom looks out over endless fields, with the bed positioned

centrally to frame the view. Behind a freestanding wall, a cleverly concealed dressing area provides built-in storage without breaking the sense of calm or space.

Just as impressive is the en suite: a vast, light-filled sanctuary where a freestanding bath sits perfectly placed to soak in both bubbles and countryside views. A glass-encased walk-in shower shares the same outlook,

complemented by a double wash basin and ample storage.

Across the landing, two guest bedrooms continue the theme of light and clean-lined design, each with fitted storage and its own en suite shower room. One even features an industrial-style ladder rising to a mezzanine-style loft above.



ROOM FOR ALL

Accessible for all, returning to ground floor level, another spacious bedroom suite admires the rural outlook, a second spacious bedroom beckons to the rear, cosily carpeted and with direct access out to the garden.

Plenty of storage can be found within the dressing area, positioned between the bedroom and substantially sized en suite, furnished with centrally filling bath, dual wash basins set beneath LED mirrors, and double walk-in shower, with black fittings throughout.

The fifth and final bedroom lies to the left of the entrance, brimming with storage and with its own modern shower room en suite.

Embracing the ever-present country vistas, the beautifully-furnished boot room offers far reaching rural views, situated next to the cloakroom.

SUNSHINE, SHELTER AND SHADE

Step out from the ground floor onto the elevated decking, where glass balustrades open up uninterrupted views across the countryside.

From here, stairs descend to a private terrace on the lower ground level. Sheltered yet sunny, it's a natural spot for outdoor dining or evenings in the hot tub.

Beyond, a walled lawn stretches out, gently rising before flattening into a broad expanse of paddock; perfect for children to play or for hosting summer gatherings. Mature trees add shelter and shade, while secure fencing makes this picturesque space safe for children and larger pets.

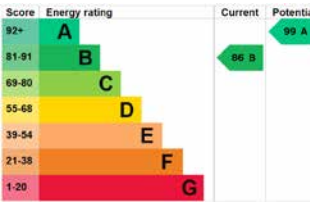
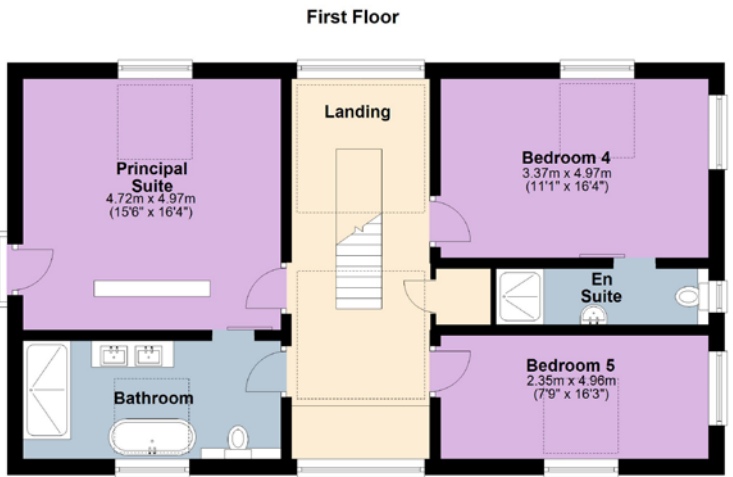
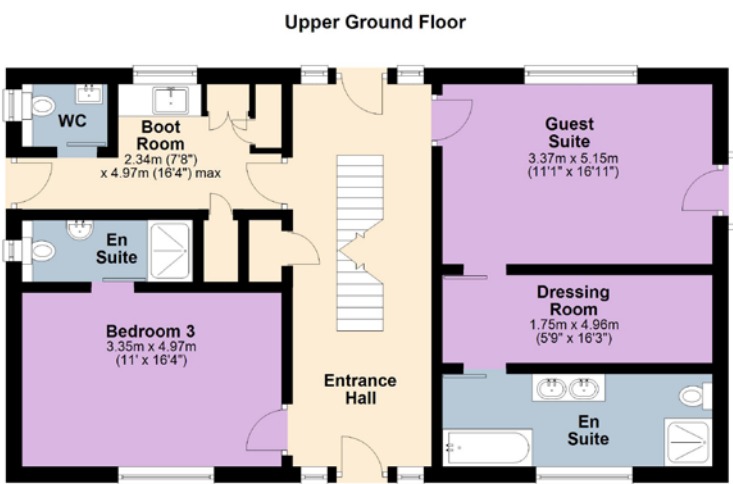
Planning permission is in place for a detached triple garage block, with room above.



THE FINER DETAILS

Freehold
Detached
Constructed 2023
Plot approx. 1 acre
Air Source Heat Pump
Underfloor heating
Air conditioning
Mains electricity and water
Septic tank
Rutland County Council,
tax band G
EPC rating B

Lower Ground Floor:
approx. 144.2 sq. metres
(1,552.4 sq. feet)
Upper Ground Floor:
approx. 92.3 sq. metres
(993.8 sq. feet)
First Floor:
approx. 91.9 sq. metres
(989.1 sq. feet)
Total: approx. 328.4 sq.
metres (3,535.4 sq. feet)



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OUT AND ABOUT

Welcome to the historic village of Belmesthorpe, just minutes from Stamford, an historic, Georgian market town.

A small, characterful village, The Blue Bell is at the heart of the community, offering a warm welcome alongside fine ales and a host of street food vans every week.

Nearby, the charming village of Ryhall offers a village shop, post office, primary school, library, village hall and two pubs, The Green Dragon and The Millstone Inn.

Further schooling options include Bourne Grammar School, Casterton College and the independent Copthill, Stamford School, Oakham School and Uppingham School.

Commute with ease – on the cusp of Stamford (around 10 minutes' drive away), catch a train to Peterborough for links into London.

LOCAL DISTANCES

- Stamford 3 miles (8 minutes)
- Bourne 8.5 miles (17 minutes)
- Oakham 13 miles (22 minutes)
- Uppingham 15 miles (27 minutes)
- Peterborough 17 miles (31 minutes)



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