



Yew Tree Cottage, Barleythorpe



Bedrooms: 4 Bathrooms: 2

Receptions: 2

A beautifully restored former Head Gardener's Cottage, occupying a prominent position within the heart of one of Rutland's most desirable villages, with exceptional landscaped gardens, a heated swim spa and approximately 1,800 sq ft of elegant accommodation.

- Beautifully presented period village home
- Approximately 1,800 sq ft
- Bespoke kitchen with large central island
- Sitting room with character fireplace
- Luxurious family bathroom
- Principal bedroom suite
- Outdoor plunge pool
- Landscaped gardens and entertaining terraces





Originally serving as the Head Gardener's Cottage to the historic Barleythorpe Hall estate, Yew Tree Cottage is a home of remarkable character and provenance. Sympathetically enhanced by the current owners, the property effortlessly combines period charm with refined contemporary living, creating an outstanding village residence of exceptional quality.

Approached through attractive wrought-iron gates, the property immediately impresses with its handsome stone façade and delightful courtyard garden. Beyond, beautifully presented interiors reveal a wealth of original features, including exposed beams, fireplaces and traditional architectural details, all thoughtfully complemented by high-quality modern finishes.

At the heart of the home lies a stunning bespoke kitchen, expertly designed around an impressive central island and finished with stone flooring and a comprehensive range of integrated appliances including a 3 oven electric Aga. Flowing seamlessly into the dining area, this wonderful space provides the perfect setting for both relaxed family life and sophisticated entertaining.

The elegant garden room enjoys delightful views across the landscaped grounds and opens directly onto the terrace, creating a seamless connection between the house and garden. The charming sitting room provides a welcoming retreat, centred around a feature fireplace and complemented by bespoke cabinetry and window seating. A practical utility and boot room completes the ground floor accommodation.

The first floor offers two generously proportioned double bedrooms together with a luxurious family bathroom, beautifully appointed with a freestanding bath, walk-in shower and contemporary sanitary ware of the highest standard.

Occupying the entire second floor, the principal suite provides an exceptional private sanctuary. The impressive bedroom is complemented by extensive fitted storage and a fourth double bedroom/dressing room combined with a stylish open-plan en-suite shower room, creating a peaceful and sophisticated retreat.

Set within a magnificent ancient walled garden, the gardens are unquestionably among the property's finest attributes. Thoughtfully landscaped and beautifully maintained, they provide a remarkable setting for both relaxation and entertaining. Extensive terraces, mature planting, manicured lawns and carefully designed seating areas combine to create a private and tranquil oasis.

A superb heated swim spa forms the centrepiece of the outdoor space, surrounded by a decked sun terrace that offers the perfect place to unwind throughout the warmer months. A collection of useful outbuildings and garden structures including a fully insulated garden office provide excellent storage and versatility, while the historic walled garden setting serves as a reminder of the property's distinguished origins.

Old Barleythorpe enjoys an enviable reputation as one of Rutland's most sought-after villages, situated on the edge of the attractive market town of Oakham. Residents benefit from the perfect balance of village life and modern convenience, with Oakham offering an excellent selection of independent shops, restaurants, cafés, schools and leisure facilities. The area is renowned for its beautiful countryside and outdoor pursuits, with Rutland Water nearby, offering sailing, cycling, walking and nature reserves. Excellent road and rail links provide convenient access to Stamford, Leicester, Peterborough and London, making the property ideally placed for both regional and national travel.

Yew Tree Cottage represents a rare opportunity to acquire a beautifully restored period home of considerable charm and distinction, set within outstanding gardens in one of Rutland's most desirable village locations.





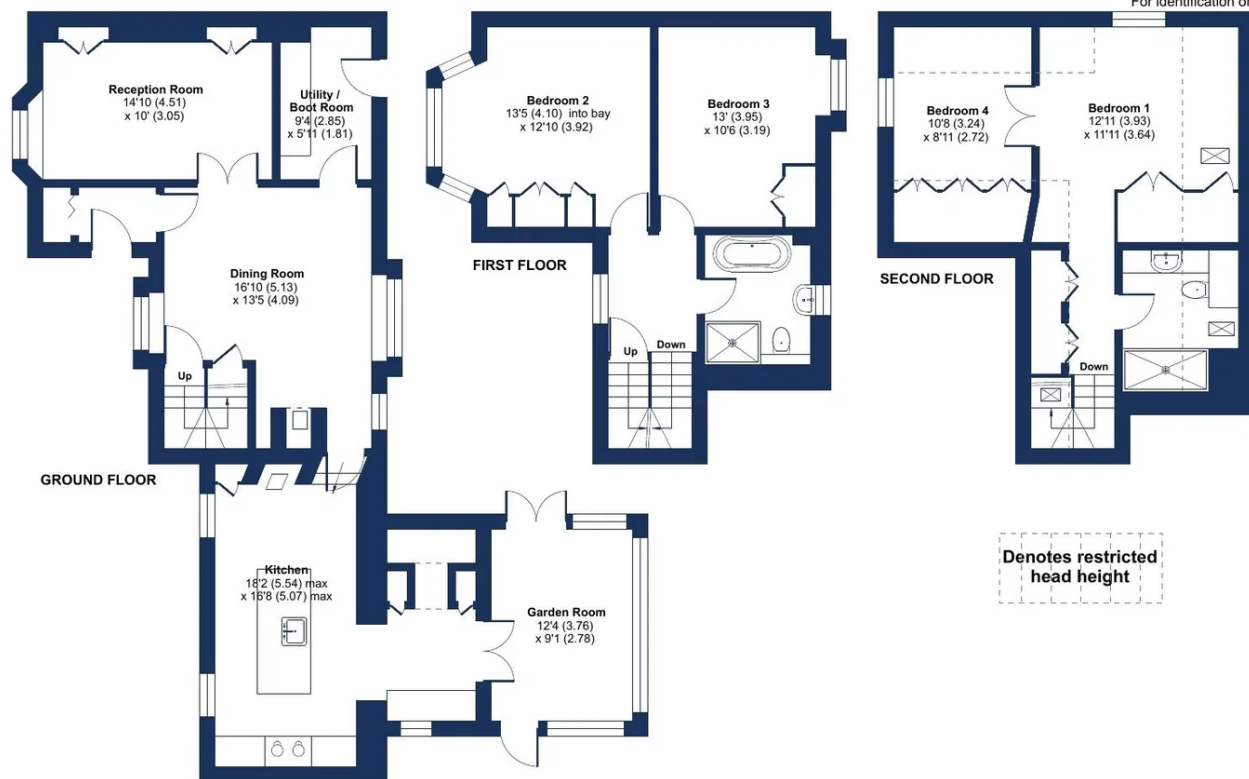
Main Road, Barleythorpe, Oakham, LE15

Approximate Area = 1602 sq ft / 148.8 sq m

Limited Use Area(s) = 197 sq ft / 18.3 sq m

Total = 1799 sq ft / 167.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Moores Estate Agents. REF: 1480198



Moores Property Hub 01572 757979
Moores Move to the Country 020 301 11361
Melton 01664 491629
Uppingham 01572 821935

Stamford 01780 484555
Grantham Meet and Greet 01476 855618
Peterborough Meet and Greet 01733 788888
A1 Meet & Greet Stoke Rochford



office@mooresestateagents.com
 www.countryequestrianhomes.com