



Hurfords

Owls Barn, Church Lane, Oakham, Morcott Freehold £965,000

Key Features



- Gated character stone property
- Secluded village location
- Large gardens with exceptional views
- Three double bedrooms
- Separate studio/ garden room

Approached via an imposing walled entrance and double gates, the property immediately creates a lasting impression. A generous gravel driveway provides ample off-road parking and benefits from a video door intercom system and electric vehicle charging point. The first building to greet you is the striking former coach house, dating back to 1826, which forms part of the property's historic charm. Arranged over three storeys, this versatile space offers tremendous potential as a garage, workshop, hobby space or for storage. The coach house itself, along with the surrounding stone boundary walls, are listed, adding to the unique heritage of this character property.

Positioned discreetly behind the coach house sits the beautifully renovated main residence. Rebuilt in 1987 from stone with a collyweston slate roof, the house is fully in keeping and thoughtfully designed to create a bright, fresh and modern interior whilst retaining the warmth and character expected from such a distinctive home.



Entering from the garden path through the front door, you are welcomed into the dining room, a wonderful space for entertaining. To one side sits the fitted kitchen, finished to a high standard with fitted appliances, an AGA and breakfast bar. The separate utility/boot room provides ample space for the all-important storage of muddy outerwear from country walks, and a glazed door provides a separate access out to the garden path.

Returning through the dining room, there is a convenient cloakroom and opposite a stunning curved stone wall and sweeping staircase over the door into a versatile study space, which could equally serve as a fourth bedroom depending on a buyer's requirements. This room works particularly well as a nursery or bedroom for a younger child due to its proximity to the principal suite, whilst also lending itself beautifully as a home office, reading room or library. Beyond lies the impressive principal bedroom with dual aspect complete with its own ensuite bathroom.

The open, curved staircase from the dining room leads to the upstairs accommodation which has been thoughtfully arranged to maximise both the light and views of the surrounding countryside. The spacious living room has been cleverly divided into two distinct zones, one providing a relaxed seating and entertaining area, whilst the other offers the perfect setting for music, reading or home working. Elevated on the first floor, the living room enjoys wonderful views across the Rutland countryside. A glazed door opens onto a raised outside staircase giving a panoramic view of the location and which descends directly down into the garden.



Owl Barn, Church Lane, Morcott, LE15 9DH

Approximate Gross Internal Area:

Total = 3343 Sq Ft / 310.85 Sq M

(Including Coach House/Outbuilding)



Illustration for identification purposes only, measurements are approximate, not to scale.

The first floor comprises two additional generous double bedrooms both with fitted wardrobes and a stylish shower room and separate WC.

The property also offers exciting future potential, with a substantial boarded loft space spanning the full length and breadth of the house, providing scope for further extension or additional accommodation, subject to the necessary planning permissions and consents.

Outside, the grounds wrap beautifully around the property, creating a peaceful and private setting. The gardens have been thoughtfully landscaped and include a pond with attractive waterfall, mature planting and multiple areas from which to enjoy the surrounding scenery.

A recently installed studio/ garden room further enhances the versatility of the home. With bifold doors and windows looking out onto countryside views, this superb additional space benefits from remote heating system, hot water, a kitchenette area with sink, and WC facilities. Ideal as additional guest accommodation, home office, gym or studio, it offers tremendous flexibility to suit a variety of lifestyles.

Morcott itself is one of Rutland's most sought-after villages, admired for its strong sense of community, attractive stone architecture and peaceful rural surroundings. The market town of Uppingham is just a short drive away and offers an excellent range of independent shops, cafés, restaurants and everyday amenities, alongside highly regarded schooling including the renowned Uppingham School.

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 01572 821777

 21 High Street East, Uppingham, Oakham, Leicestershire, LE15 9PY

 uppingham@hurfords.co.uk

 www.hurfords.co.uk



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