



The Stables, Old Wood Road, Burley



**Bedrooms: 3     Bathrooms: 3**

An exceptionally well-presented four-bedroom character home forming part of the prestigious Burley on the Hill estate, enjoying access to 67 acres of parkland and woodland. Offering beautifully appointed accommodation with impressive reception space, luxury bedroom suites, double garaging and stunning views over adjoining parkland, all within easy reach of Oakham, Stamford and Rutland Water.

- Exclusive residence within the renowned Burley on the Hill estate
- Access to 67 acres of communal parkland and woodland
- Beautifully presented accommodation finished to a high standard throughout
- Impressive drawing room with vaulted ceilings and original stable features
- Contemporary kitchen with French doors opening onto the grounds
- Double garage and private parking
- Exceptional views across adjoining parkland with grounds maintained via the management company





A rare opportunity to acquire a unique two-storey three-bedroom penthouse apartment within the grounds of the exclusive Burley House estate, which offers full use of the 67 acres of park and woodland and the benefit of a management company which maintains the building and grounds.

Burley On The Hill is a quiet hamlet located just outside of the popular market town of Oakham, with several amenities and renowned schooling. The Georgian town of Stamford is just 10 miles away, offering further amenities and schooling. For commuters Burley is ideally located within easy driving distance of Oakham station where there are connections to Leicester and the Midlands, or Peterborough for London Kings Cross. There are also 2 direct trains a day from Oakham to London St Pancras. Rutland Water is also just on the doorstep, offering many walking routes and leisure activities.

The accommodation has been beautifully refurbished and impeccably presented throughout, combining exceptional interior design with the character and grandeur expected of such a prestigious setting. Accessed through a communal entrance hall leading to a private inner hall, the property offers a stunning contemporary kitchen and a feature glazed gallery above.

The magnificent drawing room is undoubtedly the heart of the home, boasting impressive ceiling heights, exposed beams and character features, and a superb sense of space and light. The ground floor also offers a versatile bedroom suite with ensuite shower room.

To the first floor, the principal bedroom enjoys a luxurious ensuite, whilst a further guest bedroom also benefits from its own ensuite facilities. Throughout, the property has been finished to an exceptional standard, offering a seamless blend of contemporary luxury and period character.

Externally, the property benefits from double garaging and parking, together with a balcony enjoying exceptional views over the adjoining parkland.

**NO CHAIN**





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