



Ash House
Back Lane | Barrowden | Rutland | LE15

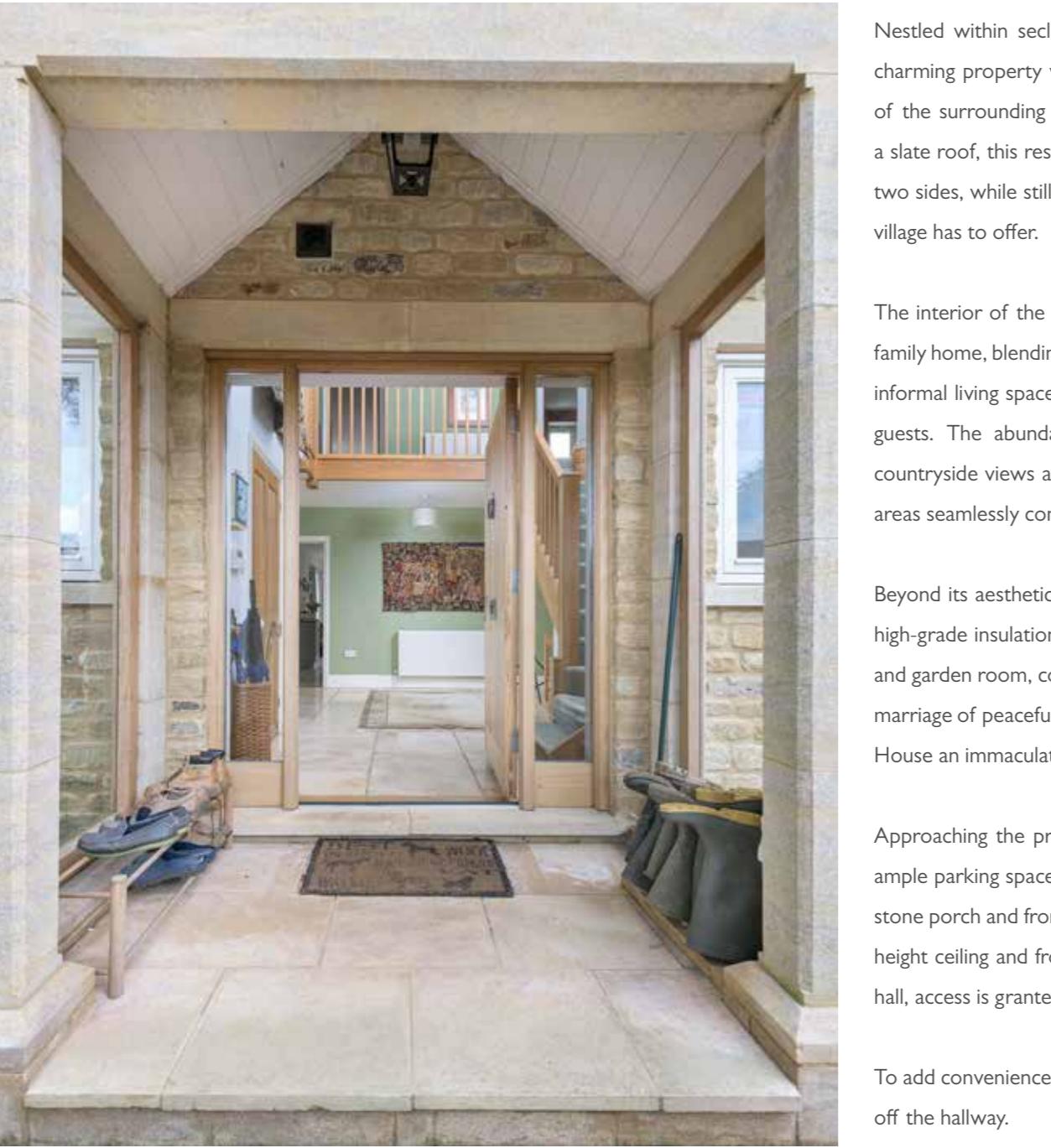
FINE & COUNTRY

KEY FEATURES



- A Modern Stone Home in a Highly Desirable Rutland Village
- Well-Appointed and Well-Maintained Internally and Externally
- Entrance Hallway, Kitchen / Breakfast Room, Utility Room and WC
- Reception Room, Dining Room, Family Room and Garden Room
- Six Bedrooms, 2 En Suites, a Family Bathroom and a Shower Room
- Mainly Laid to Lawn Garden with Patio Terracing, Borders and Shrubs
- Attached Double Garage and Ample Off-Road Parking
- Total Accommodation, Excluding Garage, Extends to 3250 Sq.Ft.





Nestled within secluded gardens on the outskirts of the village, Ash House presents a charming property with a sophisticated and luminous interior, offering breathtaking views of the surrounding countryside. Constructed in 2010 using Stamford stone and featuring a slate roof, this residence boasts a splendid semi-rural setting, bordered by open fields on two sides, while still conveniently located just a short stroll away from all the amenities the village has to offer.

The interior of the house has been thoughtfully designed to create a refined and spacious family home, blending elegant proportions with a seamless flow between reception areas and informal living spaces. This layout caters to both contemporary family life and entertaining guests. The abundance of windows throughout the house maximizes the captivating countryside views and floods the rooms with natural light. French doors in the main living areas seamlessly connect the interior to the serene garden.

Beyond its aesthetic appeal, Ash House is also equipped with modern amenities, including high-grade insulation, double-glazed windows, limestone under-floor heating in the kitchen and garden room, contemporary bathrooms, and a solar water-heating system. This perfect marriage of peaceful surroundings, contemporary fixtures, and spacious interiors makes Ash House an immaculate and practical village residence in an enviable location.

Approaching the property through double gates, a gravel drive welcomes you, providing ample parking space in front of the house and garage. Descending the steps, an impressive stone porch and front door beckon you into a spacious entrance hall. Here, a grand double-height ceiling and front-facing windows bathe the space in natural light. From the entrance hall, access is granted to the main reception rooms and the kitchen/breakfast room.

To add convenience for you and your esteemed guests, a cloakroom is conveniently located off the hallway.





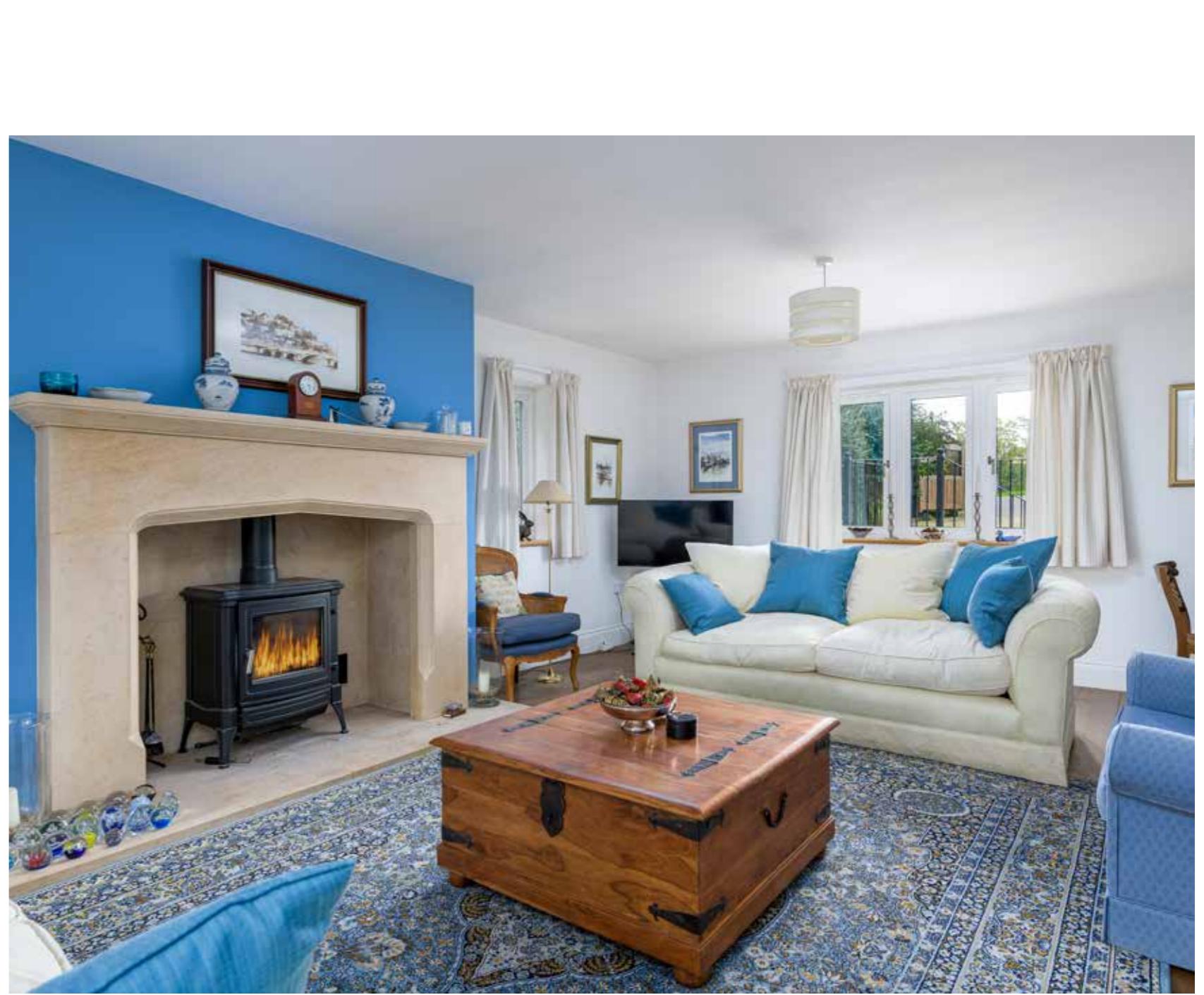
The main reception room, stretching almost the entire width of the house, exudes elegance with its large window overlooking the front garden and a striking stone fireplace adorned with a wood-burning stove. At the other end of the reception room, French doors open into the garden room, creating a seamless connection to the kitchen and offering picturesque views of the enchanting garden.

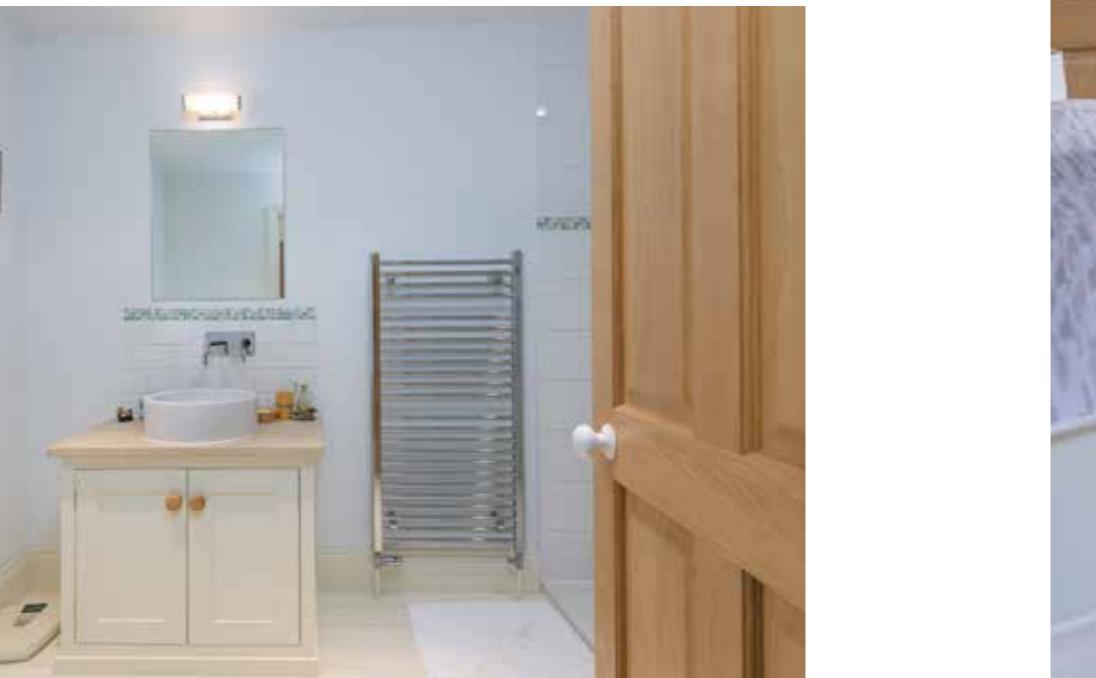
Situated at the heart of the house, the attractive kitchen boasts easy access to the adjacent garden and dining room, as well as the outdoor space. Adorned with hand-made solid wood wall and base units, complemented by granite work surfaces, this culinary haven is superbly

equipped with a 1½ bowl stainless steel sink, a Falcon Range with double electric ovens, a warming drawer, and a 5-ring induction hob. Integrated appliances, including a dishwasher, double fridge, and Miele microwave, further enhance the functionality of this space. A spacious peninsula with breakfast bar seating separates the working area from the sunny dining space, which overlooks the garden and opens onto the patio through French doors. The stone floors, with underfloor heating, extend into the adjoining garden room.

Completing the ground floor is a utility room, seamlessly connecting the house to the attached double garage.









Ascending the oak staircase from the hallway, you will find yourself on the wide, first-floor galleried landing. Bathed in natural light, this space offers breathtaking views of the countryside beyond the front of the house. Additionally, the spacious loft, accessible via a drop-down ladder from the landing, spans the length of the property. Fully boarded, with power and lighting, this versatile space is ideal for storage or the creation of additional accommodations (subject to planning permission).



The first floor of Ash House is dedicated to six double bedrooms, some featuring built-in wardrobes, while one boasts a Juliet balcony overlooking the garden. The magnificent master bedroom, designed to maximize the countryside views, is adorned with three windows. Furthermore, two fitted wardrobes provide ample storage, and a stylish en suite bathroom awaits, featuring a free-standing bath. Completing the first floor are a family bathroom and a separate shower room.



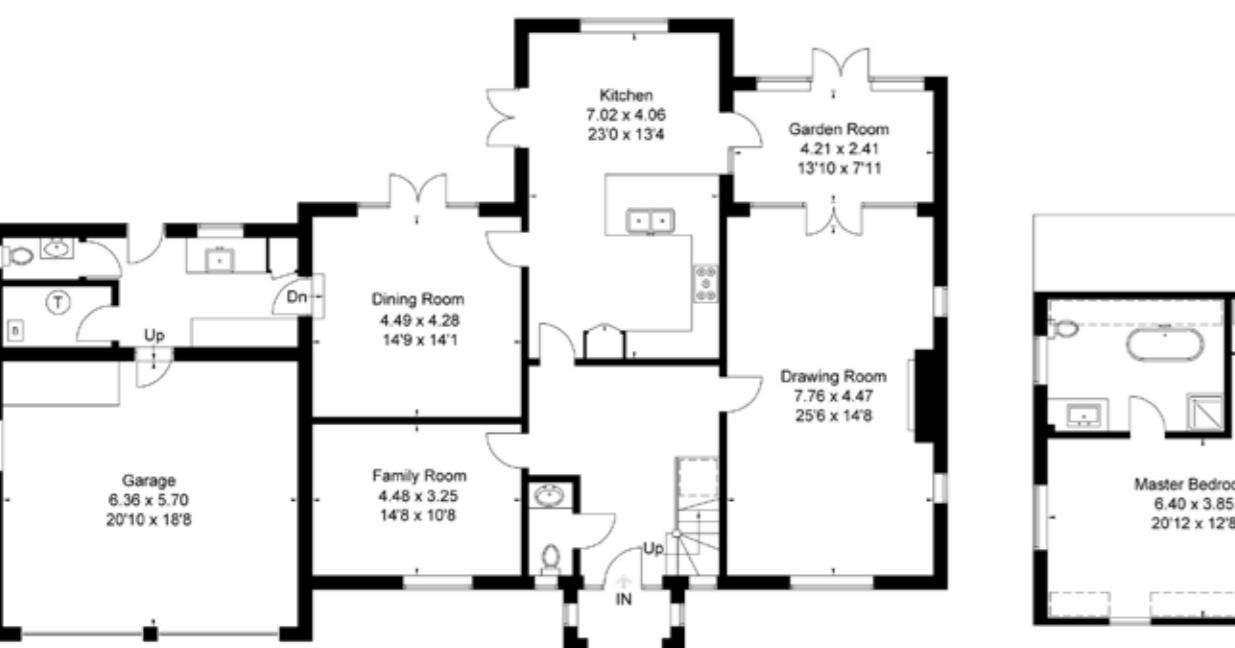




Tucked away from the lane, Ash House is cocooned by peaceful and private gardens that envelop two sides of the property. Along the front, a raised border adorns the drive, while majestic mature trees line the lane, revealing open fields beyond. Enclosed by hedging, walls, and stone walls, the main garden unfolds around the side and back of the house, adorned with expansive lawns and charming borders of cottage-style plants, including lavender, roses, and flowering shrubs. A splendid south-facing terrace stretches along the rear of the house, accessible from the kitchen, garden room, and family room, offering numerous secluded spots for outdoor seating. A meandering pathway encircles the house, and a delightful beach-hut-style summerhouse graces the rear garden, providing a serene sanctuary in which to revel in the tranquil country-side surroundings.

Ash House is located in the pretty Rutland village of Barrowden, which is surrounded by beautiful, rolling countryside to the south of Rutland Water. The village has a Green, a Church, community-run shop and a pub. The lovely market town of Stamford, just 8 miles away, has excellent shops, bars and restaurants, whilst more extensive shopping and leisure facilities can be found in Peterborough (18 miles) and Leicester (30 miles). There are excellent road links with easy access to the A43, A47 and A1. Oakham station has daily connecting trains to St Pancras, Birmingham and Stansted Airport, whilst Peterborough (18 miles) is on the high speed line to London Kings Cross. The area is home to many private schools with Oakham and Uppingham within a short drive and Oundle and Stamford closeby, plus there is a good range of local state schools. The property particularly benefits from its proximity to Rutland Water, Britain's largest man-made lake, which offers a wide range of outdoor leisure pursuits from walking and biking to trout-fishing. There are a number of excellent local restaurants including Michelin-starred Hambleton Hall.





Ground Floor

= Reduced headroom below 1.5m / 5'

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate.

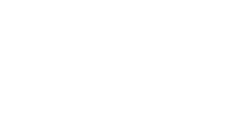
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Agents notes:

The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.



First Floor



Approximate Gross Internal Area = 302 sq m / 3250 sq ft (Excluding Void)

Garage = 36 sq m / 387 sq ft

Total = 338 sq m / 3637 sq ft



LOCAL AUTHORITY: Rutland County Council

SERVICES: Mains Electricity, Water, Drainage and Oil Fired Central Heating

Council Tax Band: C

TENURE: Freehold

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.



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