



Bay Tree Cottage

Chapel Lane | Barrowden | Rutland | LE15

 FINE & COUNTRY



KEY FEATURES

- *An Attractive Double-Fronted Stone-Built Detached House*
- *Constructed in 2018 and Immaculately Presented Throughout*
- *Situated in a Small Development of Three Houses in a Desirable Village*
- *Open Plan Kitchen/Dining Room, Living Room, Garden Room, Utility and Cloakroom*
- *Principal Bedroom with En Suite, Further Three Bedrooms and a Family Bathroom*
- *Manageable Predominantly Lawn Rear Garden with Flower Beds and Patio Terrace*
- *Detached Single Garage and Off-Road Parking Area for Two Cars*
- *Total Accommodation Extends to Approximately 1,720 Sq.Ft*





A beautifully designed four-bedroom home, built in Stamford stone with red brick detailing, occupies an elevated position in the charming Rutland village of Barrowden. One of just three properties constructed in 2018, it combines traditional architecture with a modern interior. Bay Tree Cottage also benefits from a detached single garage and a well-proportioned rear garden.

Timber-framed, double-glazed windows and doors complement a soft, neutral palette throughout, enhancing the sense of light and space. The property is immaculately presented and finished to a high standard. Natural limestone flooring flows from the entrance hall through to the cloakroom, kitchen/diner and utility, while the garden room features Amtico wood-effect flooring. Elsewhere, wall-to-wall carpeting adds comfort, and underfloor heating runs throughout the ground floor.

The heart of the home is the dual-aspect kitchen/diner, which opens seamlessly into the garden room. A wall of bifold doors leads onto the decking and garden, creating an effortless connection between inside and out. On the opposite side of the house, a twenty-foot reception room links through to the garden room, allowing a natural flow between the principal living spaces. A simple stone fireplace with a log-burning stove forms an inviting focal point, flanked by built-in storage with shelving above.

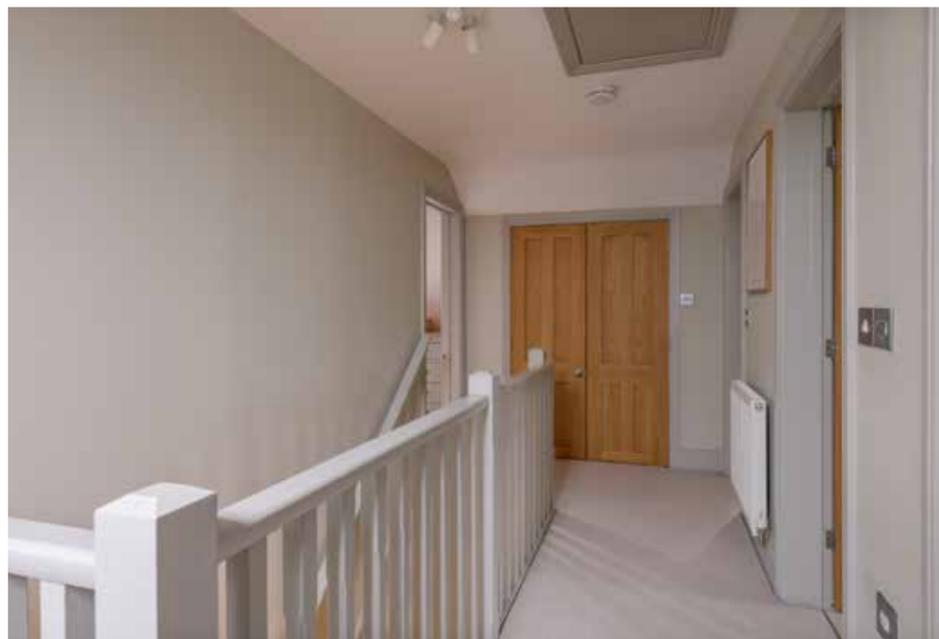


The kitchen is fitted with classic cabinetry topped with pale quartz work surfaces. Integrated appliances include an induction hob with extractor above, an eye-level double oven with plate warmer, dishwasher, wine cooler and fridge freezer. A central island with breakfast bar provides a sociable gathering point for everyday life and entertaining. The adjoining utility room offers further storage, an additional sink and space for a washing machine and tumble dryer.

Upstairs, characterful sloping ceilings and dormer windows add charm. The principal bedroom includes fitted wardrobes and an en-suite shower room. There are three further double bedrooms and a family bathroom with bath and shower over.

The property is approached via a shared gravel driveway serving the three houses. A flagstone path leads through a timber gate to the rear garden, where decking spans the back of the house. Oak sleeper retaining walls create well-stocked flower beds, adding colour and structure, while stone steps lead to a predominantly lawned garden. Fully enclosed by timber fencing and softened by evergreen hedging, the garden also features a patio terrace beneath a pergola at the far end — an ideal setting for outdoor dining while enjoying the westerly summer sun.





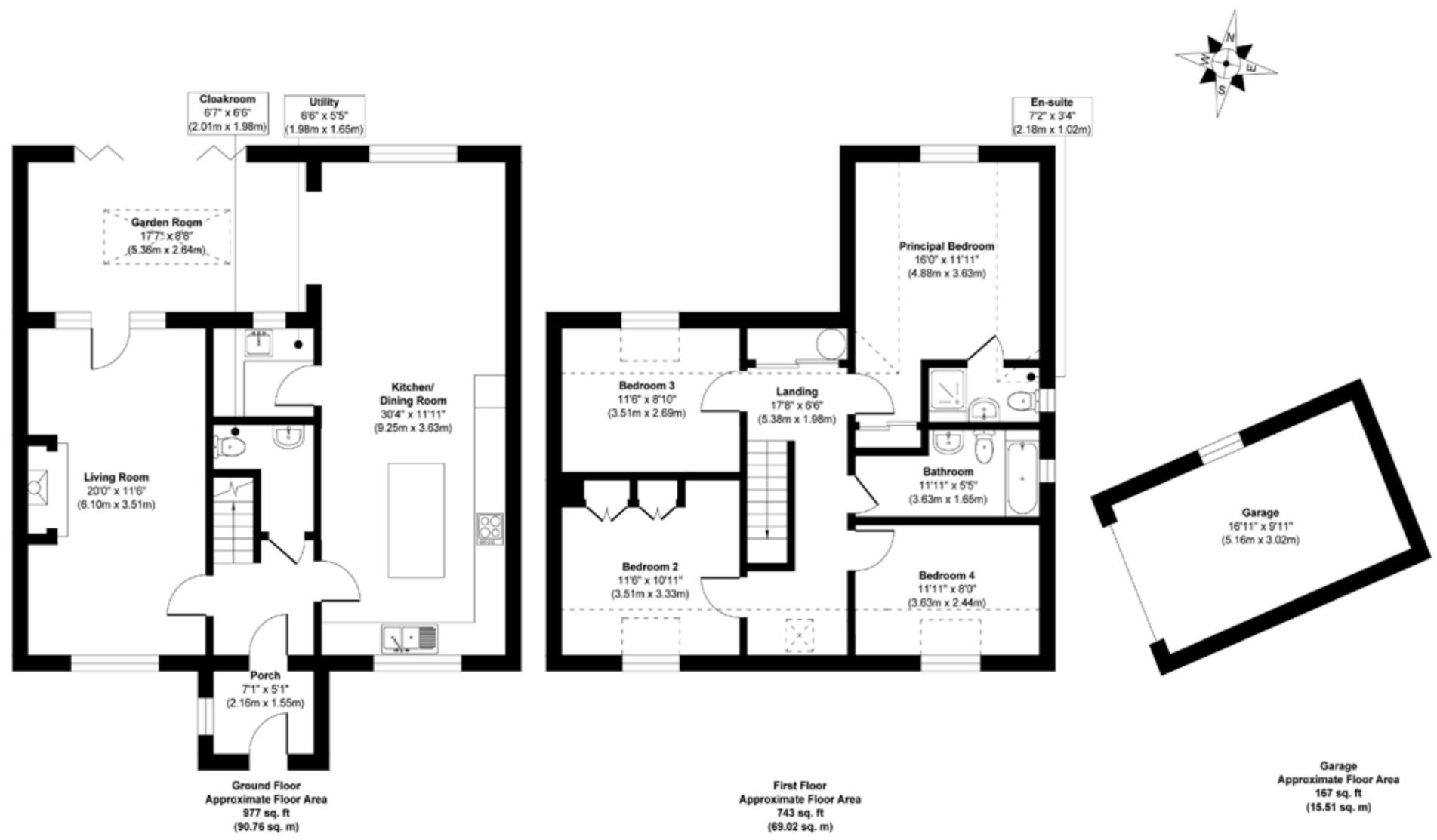




Barrowden centres around its village green and duck pond, overlooked by The Exeter Arms, a well-regarded pub. The village also offers a shop and café, doctor's surgery and cricket club, all within walking distance. The market town of Uppingham is around ten minutes by car, while Oakham and the Georgian town of Stamford are approximately fifteen minutes away, all three offering excellent schooling. Rutland Water is less than ten minutes' drive, providing

a wealth of outdoor pursuits. The A1 is close by, with Peterborough just a 30-minute drive and Corby around 20 minutes away, both offering direct rail services to London. From Peterborough, fast trains reach London Kings Cross in under 50 minutes, while Corby provides direct services to London St Pancras, making this an ideal location for commuters.





Approx. Gross Internal Floor Area 1887 sq. ft / 175.29 sq. m (Including Garage)
Approx. Gross Internal Floor Area 1720 sq. ft / 159.78 sq. m (Excluding Garage)

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

Produced by Elements Property



LOCAL AUTHORITY: Rutland County Council

SERVICES: Mains Electricity, Water, Drainage and Gas Central Heating

TENURE: Freehold

COUNCIL TAX BAND: E

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