



64 Stud Road, Barleythorpe

In Excess of £150,000

 **NEWTON FALLOWELL**

64 Stud Road

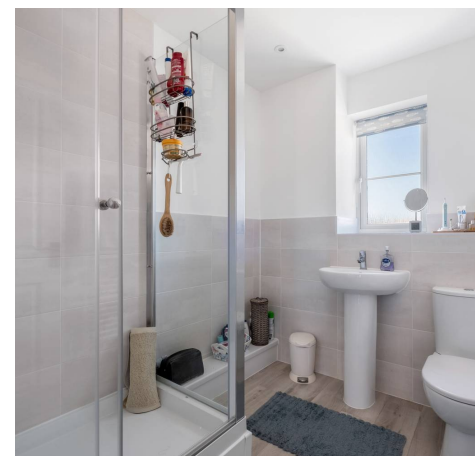
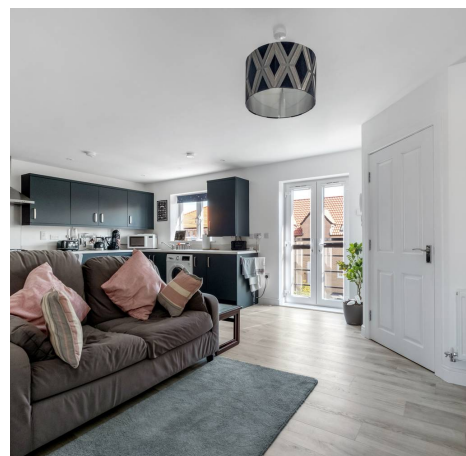
Barleythorpe, Oakham

Occupying an elevated position within the ever-popular Barleythorpe community, this well-presented two-bedroom top (second) floor apartment enjoys far-reaching views across the surrounding Rutland countryside, offering a particularly appealing setting for both owner-occupiers and second-home use.

The property has been carefully maintained since new and has seen only light use as a second residence, resulting in a notably well-kept and move-in-ready interior. The layout is both practical and well-balanced, with excellent flow and clear boundaries between living, sleeping and practical areas. At the heart of the home is a generous open-plan living / kitchen / dining space, designed to maximise both natural light and the outlook. This versatile room comfortably accommodates defined seating and dining areas, while the kitchen is fitted with a range of contemporary units and integrated appliances, creating a sociable environment suited to both everyday living and entertaining.

The sleeping accommodation is arranged to provide two well-proportioned bedrooms. The master bedroom is a comfortable king, while the second bedroom offers excellent versatility, equally suited as a guest room or a dedicated work-from-home space. These are served by a modern shower-room, complemented by additional storage and an airing cupboard. Further benefits include the elevated position within the building, enhancing both privacy and outlook with views across to Burley House, alongside the overall condition which reflects minimal wear.

The property represents an excellent opportunity for those seeking a low-maintenance home, lock-up-and-leave base, or investment within easy reach of Oakham town centre and its transport links.





Entrance Hall

5' 5" x 5' 1" (1.65m x 1.55m)

Kitchen/Dining/Living Room

20' 10" x 13' 10" (6.35m x 4.22m)

Inner Hallway

11' 11" x 3' 7" (3.63m x 1.09m)

Bedroom One

12' 0" x 8' 11" (3.66m x 2.72m)

Bedroom Two

8' 11" x 8' 5" (2.73m x 2.57m)

Bathroom

8' 5" x 6' 8" (2.57m x 2.04m)

Council Tax band: B

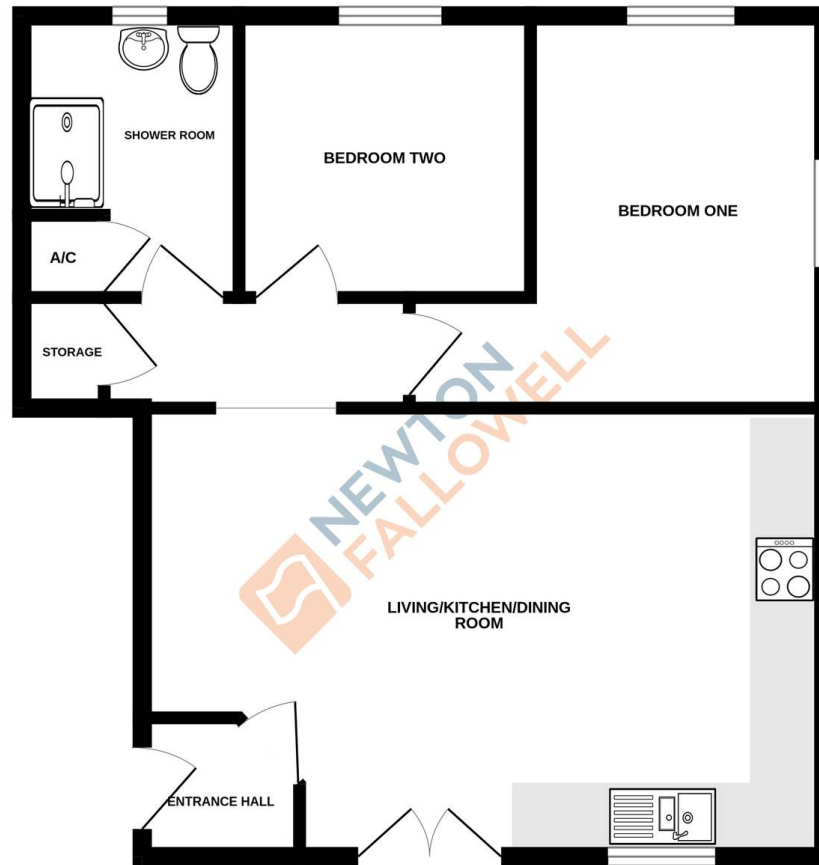
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



2ND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



STUD ROAD, BARLEYTHORPE, OAKHAM, LE15 7GD

TOTAL FLOOR AREA: 582 sq.ft. (54.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Oakham

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