



The Barn, 9 Cross Lane, Preston, Rutland, LE15 9NQ
Guide Price £525,000



Chartered Surveyors & Estate Agents

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The Barn, 9 Cross Lane, Preston, Rutland, LE15 9NQ
Tenure: Freehold
Council Tax Band: G (Rutland County Council)



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Charming semi-detached Barn Conversion with garage, ample off-road parking and private garden situated in a desirable village between historic market towns of Oakham and Uppingham and enjoying views over neighbouring paddock.

**** 3 Reception Rooms * 4 Bedrooms * Breakfast Kitchen * 2 WCs * Bathroom ****



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The Barn is built of local stone under slate roof and features stone mullion windows to front elevation. With gas central heating and mostly secondary glazing, the property requires a degree of routine modernisation and updating and offers spacious accommodation with character features.

The interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Study, Sitting Room, Rear Hall, WC (One), Dining Room, Breakfast Kitchen; FIRST FLOOR: four Bedrooms, Bathroom.

The property is available with NO CHAIN and early viewing is recommended.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 4.62m max x 2.67m (15'2" max x 8'9")

Front entrance door, radiator, wall-light points, ceiling beam, loft access hatch, dual-aspect windows to front and rear, internal doors to Sitting Room, Study and Garage.

Study 4.22m x 3.45m (13'10" x 11'4")

Radiator, range of fitted bookshelves with cupboards beneath, wall-light point, dual-aspect windows to front and side.

Sitting Room 6.30m x 5.03m (20'8" x 16'6")

Generous, dual-aspect reception room featuring gas fire set in exposed stonework with adjoining matching display plinth, two radiators, two windows to side, further window overlooking private rear garden and internal door to Rear Hall.

Rear Hall 1.98m x 2.90m (6'6" x 9'6")

Staircase leading to first floor, internal doors to WC, Sitting Room and Dining Room, glazed external door giving access to rear garden.

WC (One) 1.98m x 1.75m (6'6" x 5'9")

Fitted white low-level WC, sage pedestal hand basin with tiled splashback, wall-mounted Baxi gas central heating boiler, radiator, tiled floor, window to side.

Dining Room 3.35m x 5.03m (11'0" x 16'6")

Well-proportioned, dual-aspect reception room with two radiators, wall-light points, ceiling beam, dual-aspect windows to front and rear and a set of glazed double doors leading to Breakfast Kitchen.

Breakfast Kitchen 4.80m max x 5.00m (15'9" max x 16'5")

Range of fitted units incorporating roll-top work surfaces with tiled splashbacks, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units, matching eye-level wall cupboards and tall store cupboard. Integrated appliances comprise eye-level Stoves electric double oven and Stoves 4-ring gas hob with extractor fan above. Two undercounter spaces with plumbing (for washing

machine and dishwasher).

Radiator, tiled floor, wall-light points, ceiling beam, dual-aspect windows, external door to private rear garden.

FIRST FLOOR

Landing

Built-in airing cupboard housing hot water cylinder and slatted shelving, radiator, loft access hatch, window to side.

WC (Two) 2.01m x 1.37m (6'7" x 4'6")

Coloured suite of fitted low-level WC and pedestal hand basin with tiled splashbacks, window to side.

Bedroom One 4.04m x 5.03m (13'3" x 16'6")

Range of fitted bedroom furniture comprising three wardrobes (two double, one single) and matching dressing table with drawers, built-in shower cubicle with Aqualisa shower, mermaid boarding to surround and sliding glass door (concealed behind a set of wardrobe-style double doors), radiator, dual-aspect windows with views over rear garden and neighbouring paddock.

Bedroom Two 3.48m x 3.91m incl wardrobes (11'5" x 12'10" incl wardrobes)

Two fitted double wardrobes with top boxes above and matching chest of drawers, radiator, window overlooking rear garden.

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Bedroom Three 4.62m + wardrobe x 2.41m (15'2" + wardrobe x 7'11")

Fitted double wardrobe, radiator, window overlooking rear garden.

Bedroom Four 3.58m max x 2.44m (11'9" max x 8'0")

Radiator, window to side.

Bathroom 2.11m max x 3.91m (6'11" max x 12'10")

Coloured suite comprising low-level WC, pedestal hand basin and panelled bath, tiled splashbacks, upright heated radiator, further conventional radiator, window to side.

OUTSIDE

The property is accessed via an expansive, private gravel driveway which The Barn shares with the neighbouring property. The driveway provides ample off-road parking for several vehicles to the front of the property and gives access to the garage.

Integral Garage 5.03m x 5.97m (16'6" x 19'7")

Light and power, exposed stonework to walls, exposed roof trusses, up and over door to front, ledge-and-brace personnel door and window to rear garden.

Garden

The privately enclosed rear garden enjoys a southerly aspect and provides a peaceful retreat. The garden has been arranged to feature paving running the width of the side and rear elevations, a lawn and established borders.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor
O2 - good outdoor
Three - good outdoor, variable in-home
Vodafone - good outdoor
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

PRESTON

Preston is a delightful Rutland village with many imposing stone properties, a number of which are Grade II Listed, all set into a lovely conservation area. The village has an active community, with activities based around the village hall and the church. The nearby historic market towns of Oakham and Uppingham provide a wider range of facilities including shops, doctors, dentists, library, chemist etc.

In addition schools are readily available in the area,

both Local Authority and private with a good range catering for children of most ages. Sporting facilities too are many and varied with clubs for cricket, football, rugby, hockey, tennis, bowls, golf etc. Other sports also available involve the horse, sailing and fly fishing at both Rutland Water and Eyebrook.

For commuters Preston is ideal, being within easy distance of the A47 allowing good commuting to both Peterborough and Leicester and an easy southwards journey to Corby and Kettering, where at the latter there is a good train service to London St Pancras.

COUNCIL TAX

Band G
Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

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VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations

or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

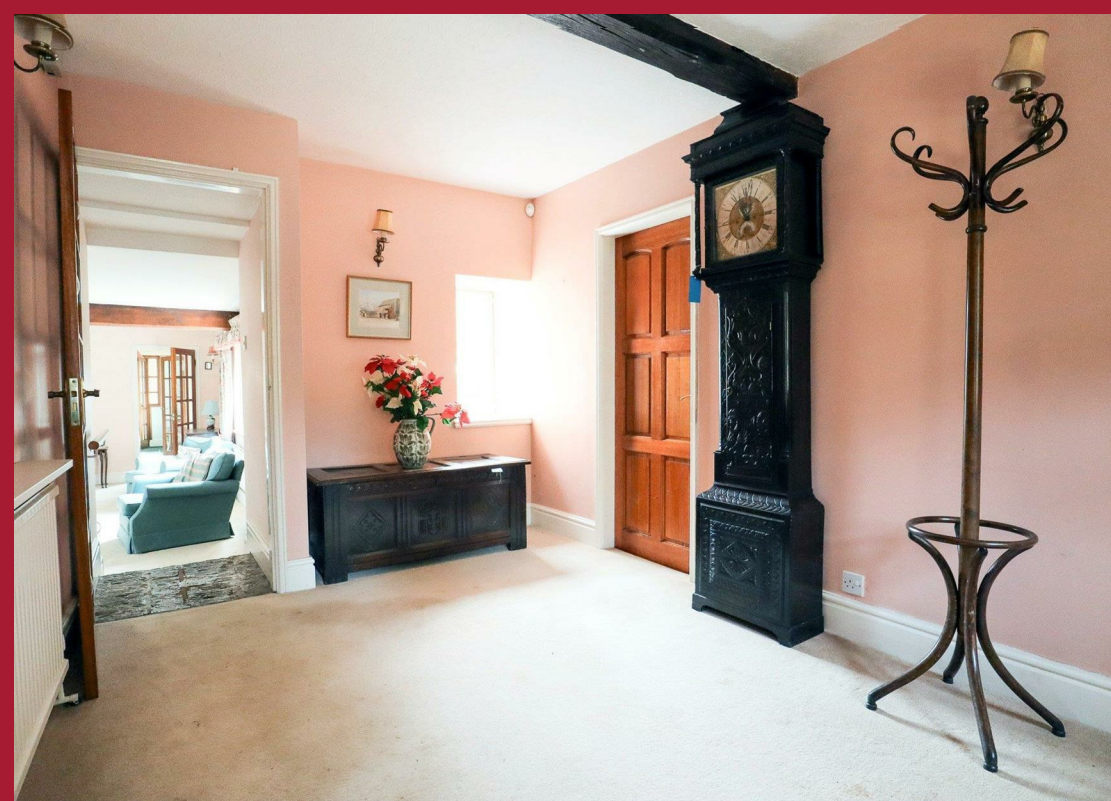
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

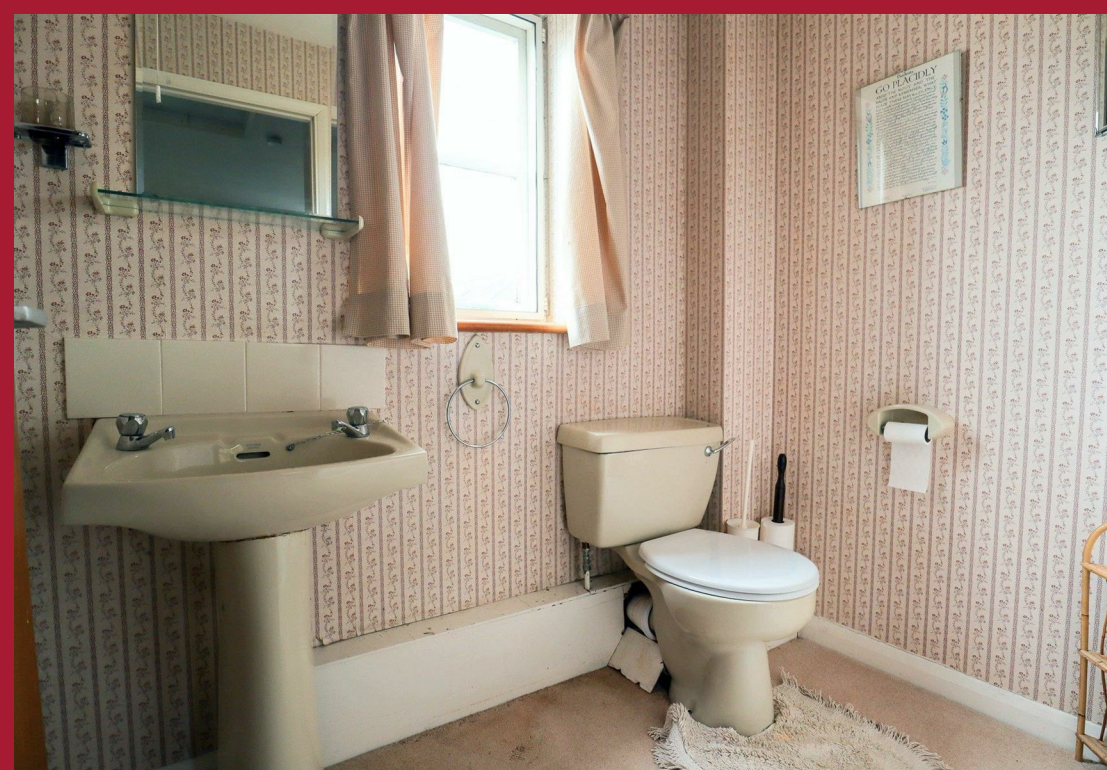






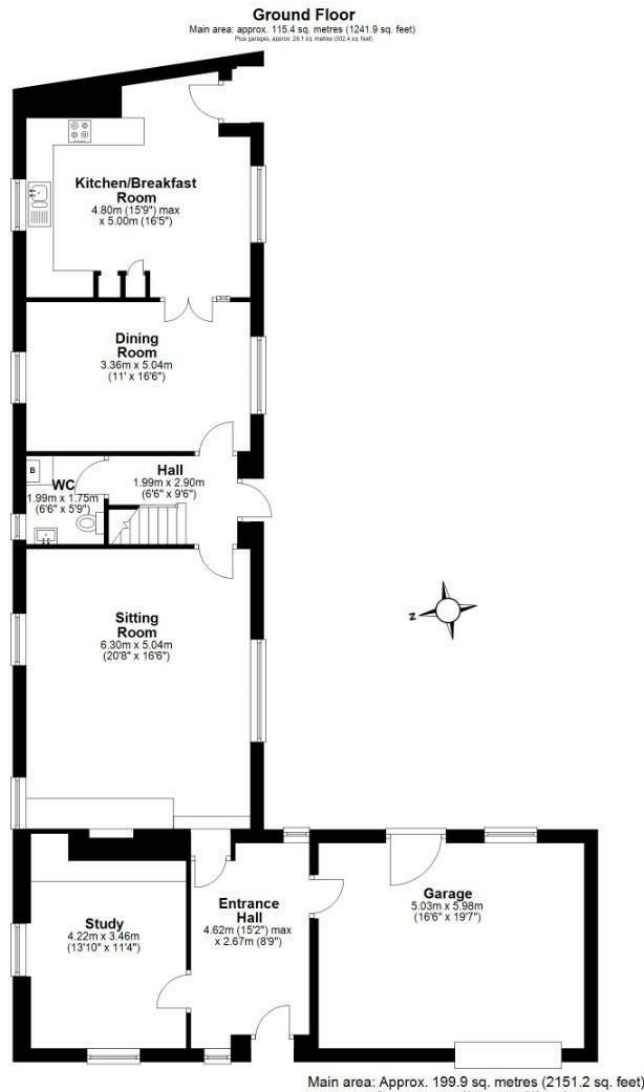








View from Bedroom 1 over neighbouring paddock



This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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