



The Stone Barn
Uppingham Road | Bisbrooke | Rutland | LE15

 FINE & COUNTRY



KEY FEATURES

- *A Quality Barn Conversion Situated in a Small Development*
- *Benefitting from Far Reaching Views of the Welland Valley*
- *Conveniently Located a Stone's Throw Away from Uppingham*
- *Open Plan Kitchen/Dining Room/Family Room, Two Further Reception Rooms*
- *Principal Suite with an En Suite Shower Room and a Dressing Room*
- *Further Three First Floor Bedrooms and a Family Bathroom*
- *Additional Downstairs Shower Room and a Utility Room*
- *Beautifully Landscaped Garden with Far Reaching Views*
- *Summer House, Double Garage and Parking for Two Cars*
- *Total Accommodation Extends to 2777 Sq. Ft.*



Positioned on the edge of open Rutland countryside with wide views across a gently unfolding valley landscape, The Stone Barn brings together the character of an original agricultural building with the scale and practicality of a carefully designed modern home. Formed from a conversion of former outbuildings belonging to Granby Lodge Farm and extended with a substantial brick-built wing as part of the 2017 redevelopment, the house now offers a generous and well-balanced arrangement of reception spaces and bedrooms, shaped as much by its relationship with the surrounding landscape as by the building itself.

Approached along a shared gravelled access that opens into its own private parking area, the house presents a composition of limestone and brick elevations beneath traditional tiled roofs that reflect both its agricultural origins and its later extension.

Since moving here in 2020, the present owners have continued to refine the property, adding an oak framed double garage with electric doors and carrying out a series of thoughtful interior and landscape improvements that have strengthened both the comfort and usability of the house.

Inside, the plan is organised around a sequence of reception rooms that combine openness with definition. At its centre sits the principal living space of the house, an open plan kitchen, dining and sitting room extending to more than fifty feet in length and designed to respond directly to the garden and valley beyond. Two sets of bifold doors allow the room to open fully onto the terraces outside, reinforcing the connection between house and landscape and allowing the outlook to remain part of everyday life throughout the year.









Within this space, the arrangement naturally divides into three distinct but connected areas. The kitchen itself has been enhanced by the present owners with additional cabinetry and a sizeable island with waterfall edged worktop, creating a practical working environment that remains visually anchored within the wider room. The seating area sits beneath a striking apex ceiling that introduces height and light, while the informal dining area is arranged against an exposed stone wall that preserves a strong link with the building's earlier structure. A log burner positioned at one end brings warmth and focus during the colder months, ensuring that the room remains equally comfortable across the seasons.

Taken together, this long kitchen living space forms the natural centre of the house and sets the tone for the way it is used, equally suited to everyday routines, larger gatherings and quieter moments looking out across the changing landscape beyond the garden.

Beyond the kitchen, the house provides a further sequence of reception rooms that allow flexibility without compromising flow. The principal sitting room is positioned to enjoy garden views and direct access outside through French doors, and has been further enhanced by the installation of an oak floor by the current owners, introducing additional warmth and character to the space. Alongside this, a separate snug/TV room offers a quieter alternative setting that can adapt easily to a family room, playroom or workspace depending on requirements.

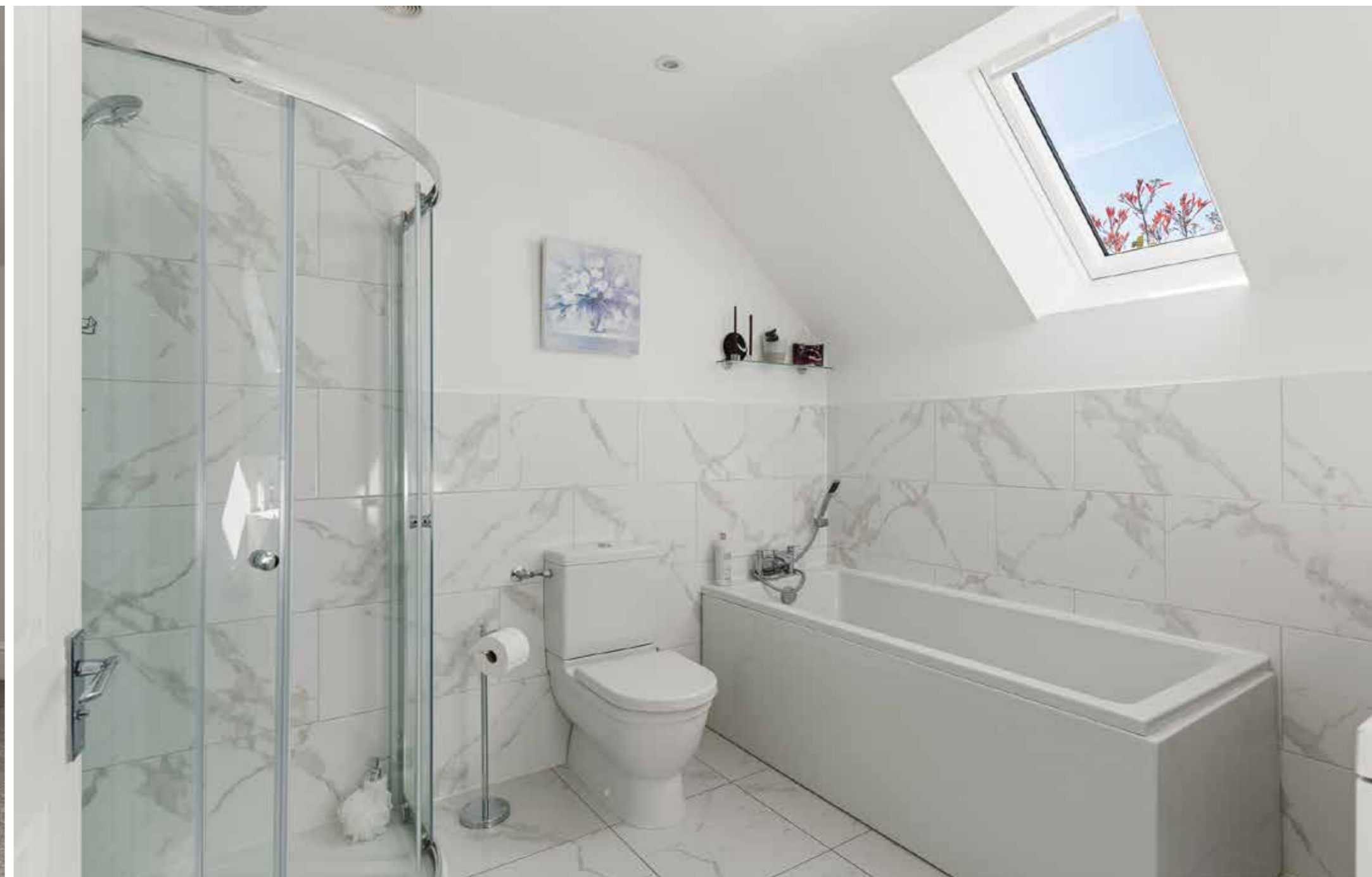




Practical elements of the layout are carefully integrated. A well-arranged utility room sits alongside a ground floor shower room, supporting everyday use of the house and providing additional convenience for guests or perhaps those returning from a run through the beautiful surrounding countryside! Throughout the ground floor, plantation shutters installed by the present owners bring consistency and privacy while reinforcing the calm, considered interior character that runs through the house as a whole.

The first floor continues the same balance between proportion and outlook. The principal bedroom suite occupies a particularly private position and includes a dressing room together with an en suite bathroom, creating a self-contained retreat within the house. Three further bedrooms are arranged around the landing and are served by a family bathroom, each enjoying views across the surrounding countryside that reinforce the strong visual relationship between the house and its setting. From every bedroom, the outlook remains an important part of daily life, with the valley landscape providing a constantly changing backdrop through the seasons.











Outside, the gardens have been significantly shaped during the present owners' time here. When they first arrived, the grounds were largely laid to lawn. They have since been landscaped and planted to create a more structured and established setting around the house, introducing defined planting areas together with a sequence of hard landscaped seating terraces positioned to follow the movement of the sun across the day. A lavender lined pathway leads towards one of these seating areas at the far end of the garden, creating a particularly attractive place from which to enjoy the wider views.

A separate garden room adds further flexibility to the outdoor environment, providing a sheltered space that can be used equally comfortably as a workspace or for informal entertaining. Together with the recently constructed oak framed double garage and additional parking, these improvements have created a setting that now feels both practical and established while still preserving the openness that defines the property's position within the landscape.

The views themselves form one of the defining characteristics of The Stone Barn. From both the principal reception rooms and the bedrooms above, the outlook extends across the valley towards Wing, Manton and the wider Rutland countryside beyond. The landscape changes continually with the seasons, bringing shifting colour and

light into daily experience and reinforcing the sense that the house sits within a particularly attractive and unspoilt part of the county.

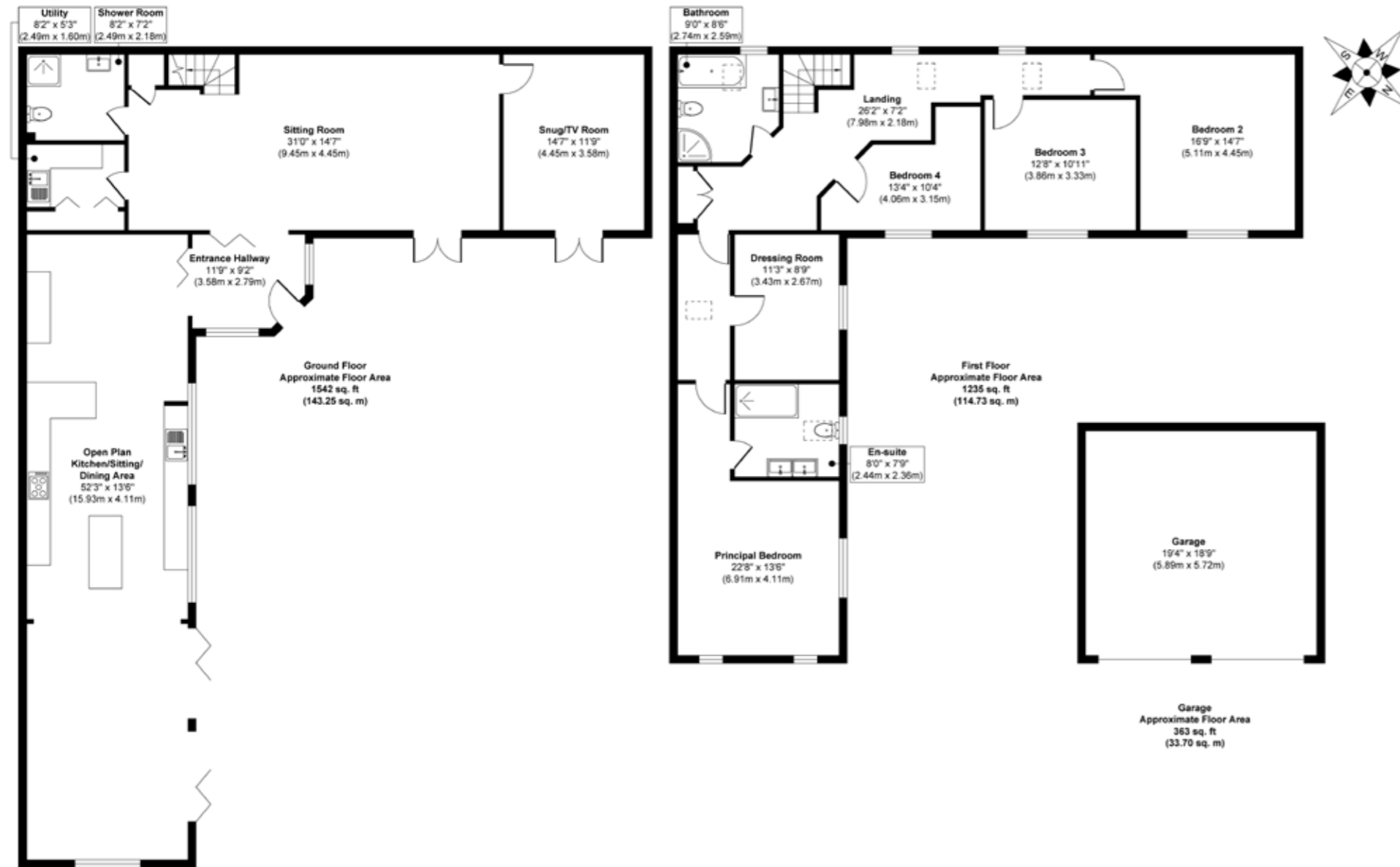
Despite this strong rural character, the property remains well connected. Bisbrooke lies just under two miles from Uppingham, a market town known for its independent shops, cafés and restaurants together with well-regarded schooling including Uppingham School, Oakham School and Stamford. Rutland Water is also close by, offering opportunities for walking, cycling and sailing, while rail services from Corby and Peterborough provide direct connections to London. The result is a location that combines the calm of open countryside with practical access to both regional centres and the capital.

Taken together, the original stone barn, the later extension and the improvements made in recent years have created a house that feels both established and adaptable. The long kitchen living space forms its natural centre, the sequence of reception rooms allows flexibility for changing needs, and the carefully shaped gardens frame views that extend far beyond the immediate setting. It is this combination of proportion, landscape and thoughtful enhancement that gives The Stone Barn its distinctive character within the Rutland countryside.









Approx. Gross Internal Floor Area
Main House = 2777 sq. ft / 257.98 sq. m
Garage = 363 sq. ft / 33.70 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



LOCAL AUTHORITY: Rutland County Council
 SERVICES: Mains Electricity, Water, Septic tank and Air Source Heat Pump - Underfloor heating throughout
 TENURE: Freehold
 COUNCIL TAX BAND: G

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 Registered Office: Staple House, 5 Eleanors Cross, Dunstable, Bedfordshire, England, LU6 1SU
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Fine & Country
Tel: +44 (0) 1572 335 145
stamford@fineandcountry.com
The Old Jewellers, 30 High Street East, Uppingham, Rutland, LE15 9PZ

