

# ARMLEY BARN

— HAMBLETON —

Escape the hustle and bustle and retreat to the peace and tranquillity of your own rural refuge overlooking Rutland Water, at Armley Barn, a spacious and serene, waterside haven tucked just beyond Hambleton village, in the heart of the surrounding countryside.



## WATERSIDE VIEWS

Tucked off a farm track, Armley Barn is enveloped in countryside, swathed in just under an acre of garden and paddock land.

Pull onto the golden gravel driveway, beneath the cascading branches of a weeping willow tree, and passing a small orchard of fruit trees including apple and pears, where plenty of parking can be found.

A period barn, converted in the 1990s, Armley Barn has been remodelled by its current owners to create spacious and comfortable, open plan family living.

Handsome and inviting, a recently added porch provides shelter from the elements upon arrival home, where the front door opens beyond into the entrance hallway.



## A WARM WELCOME

Light streams in through tall windows either side of the front door, illuminating the tones of the Indian sandstone flooring which runs through into the kitchen, visible through a set of glazed bifolding doors ahead, and throughout the ground floor.

Glancing up from the double height entrance hallway, the large picture window of the room above amplifies the light and airy feel of the home.

Freshen up in the cloakroom on the left before continuing ahead.



## FEAST YOUR EYES

A central hub, the kitchen is a natural, sociable heart of the home, where the bifolding doors allow the party to spill out into the entrance hall when entertaining.

Solid wood cabinetry provides plenty of storage, while granite worktops gleam in the natural light. An array of appliances is available including a dishwasher, Smeg induction-top cooker and two Neff electric ovens alongside an undermounted double sink.



## WINE, DINE AND UNWIND

Spacious and with ample room for a large dining table, this practical kitchen also features a separate laundry room to the rear, with plumbing for washing machine and tumble dryer, a sink and further storage and preparation space. A side door provides access to the practical side of the garden, where there is a log store, shed and space for recycling bin storage.

Once an inner passageway, this area of the home has been reconfigured to create a light-filled breakfast area, overlooking the sunny courtyard. French doors open to enable easy access outside to enjoy morning coffee and croissants al fresco.

The impressive proportions of the sitting room make for a grand yet welcoming impression. The vaulted, beam laden ceiling, exposed brickwork and arched windows culminate in a sunny, serene reception room, with ample space for all the family. Warmth emanates from the multi fuel stove with feature hood and flue. Cast iron radiators aid the sense of homely comfort.

French doors open onto the Mediterranean-inspired courtyard garden, a real sun trap and offering a glimpse of Rutland Water.

Steps from the sitting room lead to an elevated dining area, enjoying views out over the courtyard.



## FLEXIBLE LIVING

From the sitting room step through into the first of Armley Barn's bedrooms, currently used as a yoga studio, and featuring an exposed brick wall once more. Light streams in from a window to the wall and from above, through windows high up in the sloping roofline. The easy flow of Armley Barn allows you to configure each space to your own family needs.

Retracing your steps to the dining room, continue ahead, beneath a handsome brick archway and into the warm and welcoming drawing room, where a large, brick fireplace accommodates a multi fuel stove, serving as a focal point beneath the vaulted ceiling, embellished with beams. Windows to both sides bring the courtyard and garden into ever present view.



Work from home in the study, where exposed brick adds homely warmth, and where large windows bring the outdoors in, framing incredible views out towards Rutland Water. Another versatile room, with French doors to decking beyond, access can be found up to a storage mezzanine level above.

Adjacent to here, the family bathroom features a bathtub and separate shower, with handsome exposed brick wall and window offering views out over the lavender borders to the outstretching countryside.

## POCKET OF PARADISE

Majestically proportioned, with high, beam bedecked ceiling, the principal suite is awash with light.

Airy and bright, rest well in your super king size bed, with access out to a private sunny area of decking via French doors, framing glorious views out over the garden, countryside and lapping shores of Rutland Water. Leave the doors open in the summertime and drift off to sleep as the soft breeze brings the scent of the lavender borders to your bedside, and shooting stars pass by overhead.



Refresh your senses in the en suite, furnished with centrally filling bathtub and separate shower.

Versatile rooms feature throughout Armley Barn, and returning to the kitchen, an accessible, ground floor guest bedroom dressed in sunny tones can be found off the snug. Converted from part of the garage, this room would work well as a playroom.



## AND SO TO BED...

Ascend the stairs from the entrance hallway to the first-floor landing, a spacious destination in its own right, bathed in light from Velux windows and ideally furnished perhaps with chair or two.

Turning left from the top of the stairs, discover a large guest bedroom with a large internal window overlooking the entrance hall below. Built-in wardrobes provide plenty of storage with access to the loft space above. Additional storage is available in the eaves.

A bathroom with bathtub and separate shower can be found off the landing with a second bedroom available next door. Currently used as a home work space and yoga studio, this room is suffused in light from four large Velux windows and a quaint porthole window to the gable end.



## WHAT WE LOVE...

With its thoughtfully designed spaces, light-filled rooms, and breathtaking views of Rutland Water, Armley Barn brims with versatile and flexible spaces. Whether you're enjoying family gatherings in the spacious kitchen, unwinding in one of the serene sitting rooms, or soaking in the beauty of the surrounding countryside from the various garden 'rooms', every corner of Armley Barn invites you to experience the peaceful rhythms of country living.

# ENCHANTING SURROUNDS

Mature hedging and trees provide plenty of privacy to the front, with a collection of fruit trees offering up their harvest for home baking in the autumn.

The central courtyard is an entertaining haven, accessible from three sides of the home. Perfect for parties, drift in and out among the whisperings of the maturely planted and fragrant borders, as the champagne corks pop and conversation flows.

Wrapping around the home, terraces and decking offer separate spaces in which to socialise or seek out a moment's peace and tranquillity, whilst savouring the incredible, far-reaching views out over Rutland Water and the surrounding countryside.

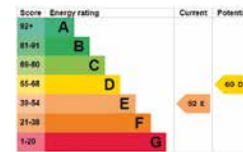
In addition to its magnificent gardens, Armley Barn also benefits from woodland areas and a securely gated paddock – an idyllic extension of the grounds that could be ideal for those seeking space for a pony.



## THE FINER DETAILS

Freehold  
 Link detached  
 1900s barn, converted to residential use in 1990  
 Not listed  
 Not within conservation area  
 Plot approx. 0.98 acre  
 Oil central heating  
 Mains electricity and water  
 Septic tank  
 Rutland County Council, tax band G  
 EPC rating E

Ground Floor: approx. 254.5 sq. metres  
 (2739.8 sq. feet)  
 First Floor: approx. 84.5 sq. metres  
 (909.6 sq. feet)  
 Total area: approx. 339.0 sq. metres  
 (3649.4 sq. feet)



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Live the idyll, with walks along the water's edge, through the fields and country lanes, calling in at The Finch's Arms to graze on charcuterie, honey baked camembert or duck liver parfait with truffle butter and rhubarb jam. Michelin-star dining is also to be found at the elegantly-designed Hambleton Hall, nestled on the peninsula above Rutland Water. Watch for the arrival of the migrating ospreys over Rutland Water, walk around the peninsula, soak up the sunsets or delight in the dining, shopping and theatres of nearby Oakham and Stamford. Local golf courses include Luffenham Heath, Rutland Water, Burghley Park Golf Club, and Woolfox Golf and Country Club.

Many residents commute to London on a daily basis utilising the Peterborough to Kings Cross direct service, with typical train journey times of approx. 45 minutes or via Corby to St. Pancras in just over 1 hour. Nearby you will find a wide choice of excellent schools including Oakham C of E Primary School and Catmose College. With independent schooling in mind, Oakham School, Brooke Priory, Witham Hall Prep School, Stamford Endowed Schools and Uppingham School are all within easy striking distance and with very manageable journeys for day pupils.



## LOCAL INFORMATION

Oakham 3 miles (6 minutes)  
 Uppingham 8 miles (17 minutes)  
 Stamford 12 miles (22 minutes)  
 Peterborough Railway Station 26 miles (38 minutes)  
 Leicester 23 miles (50 minutes)



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