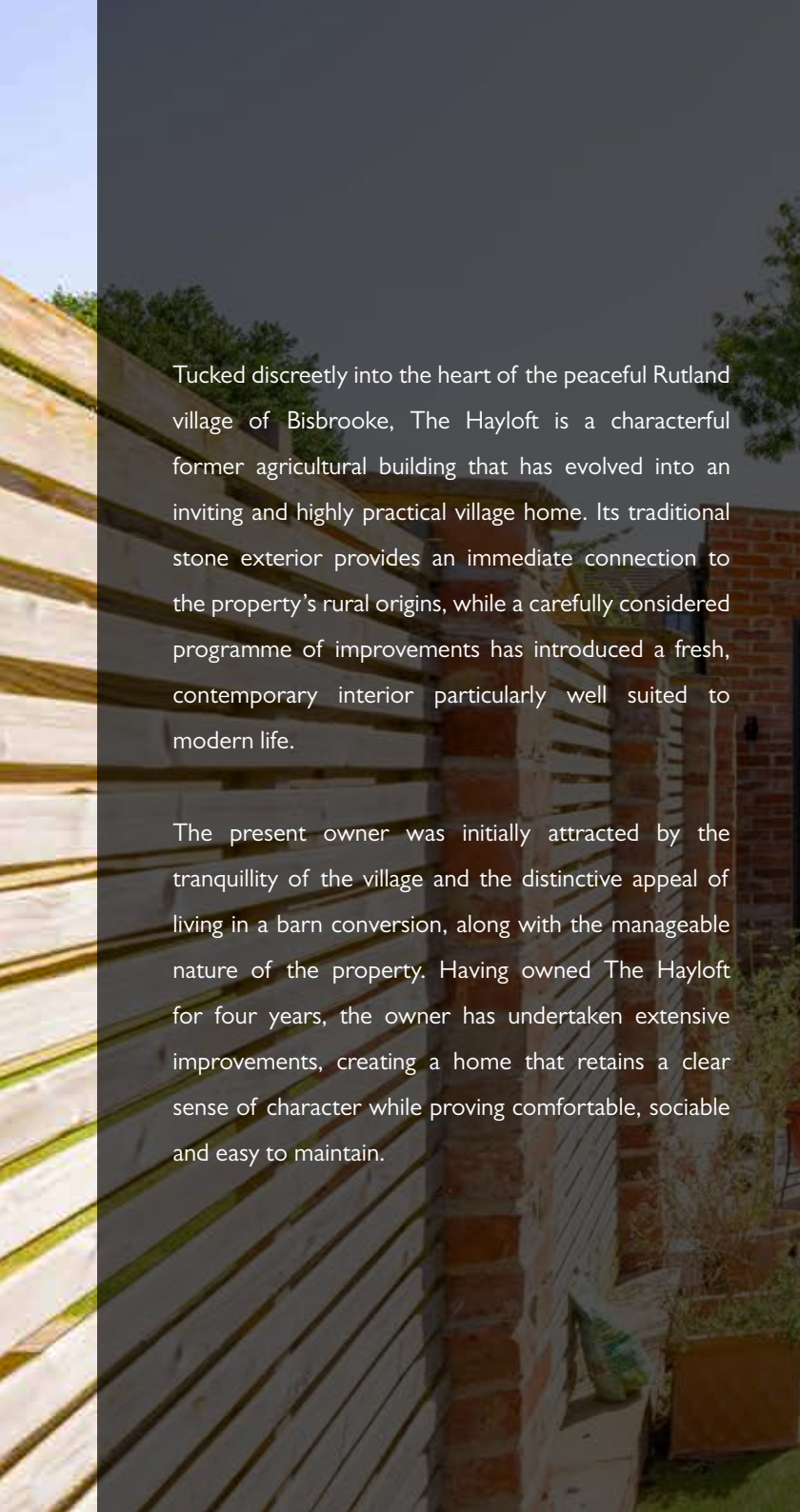




The Hayloft

5 Top Lane | Bisbrooke | Rutland | LE15

 FINE & COUNTRY



Tucked discreetly into the heart of the peaceful Rutland village of Bisbrooke, The Hayloft is a characterful former agricultural building that has evolved into an inviting and highly practical village home. Its traditional stone exterior provides an immediate connection to the property's rural origins, while a carefully considered programme of improvements has introduced a fresh, contemporary interior particularly well suited to modern life.

The present owner was initially attracted by the tranquillity of the village and the distinctive appeal of living in a barn conversion, along with the manageable nature of the property. Having owned The Hayloft for four years, the owner has undertaken extensive improvements, creating a home that retains a clear sense of character while proving comfortable, sociable and easy to maintain.



KEY FEATURES

- *Charming Stone Barn Conversion Set Within The Heart Of The Picturesque Village Of Bisbrooke*
- *Ideally Positioned Less Than Two Miles From The Highly Regarded Market Town Of Uppingham*
- *Ideal For First Time Buyers, Downsizers, Holiday Retreats Or Holiday Let Investment Opportunities*
- *Stylishly Upgraded And Beautifully Presented Throughout With Quality Finishes*
- *Well-Appointed Kitchen/Breakfast Room, Dining Room, Reception Room And Downstairs WC*
- *Three Generously Proportioned First Floor Double Bedrooms And A Family Bathroom*
- *Private Enclosed Courtyard Style Garden With Patio Seating Area*
- *Off-Road Parking For Two To Three Vehicles*
- *Lapsed Planning Permission for a Garage Extension (Planning Reference 2021/1234/FUL)*
- *Total Accommodation Extends to Approximately 1387 Sq. Ft.*



The principal entrance opens into the kitchen/breakfast room, which now forms part of a wonderfully connected sequence of ground-floor rooms. Changes made during the present ownership have opened the dining room into the kitchen/breakfast room, transforming the way in which this part of the house is used. Rather than occupying a series of isolated spaces, those cooking, dining and relaxing can remain connected, making the arrangement especially successful when friends and family gather.

The bespoke kitchen is a particularly notable addition. Smart cabinetry, extensive work surfaces and a large central island create a clean and contemporary setting, with ample space for food preparation as well as informal seating. The island naturally becomes a focal point, allowing guests to sit and talk while meals are prepared, and helping to establish the convivial atmosphere that the owner has particularly enjoyed.

All appliances were replaced when the kitchen was installed, allowing the room to combine its polished appearance with the practical requirements of everyday life. A broad arrangement of cabinetry provides generous storage, while the pale worktops and tiled splashbacks reflect light throughout the space.







The adjoining dining room provides space for a substantial table and is sufficiently generous for both everyday meals and larger occasions. Its direct relationship with the kitchen means that entertaining feels relaxed and inclusive, with the cook never separated from guests. The slightly varied floor levels subtly define the different areas without interrupting the overall flow, preserving a sense of individuality while allowing the rooms to work together.

Beyond the dining room is the living room, an unusually long and versatile space measuring approximately 25 feet. Its exposed brick fireplace is a reminder of the building's agricultural past and gives this part of the house a warmer, more textural character. The current arrangement demonstrates how easily the room can accommodate several different uses, with space for comfortable seating as well as a study or reading area. A set of glazed doors opens directly onto the courtyard-style garden, creating an effortless connection between the interior and the outside during the warmer months. The room is further enhanced by a substantial roof lantern, allowing an abundance of natural light to flood the space.





An oak staircase rises from the living room, its clean lines complementing the restrained interior finish. A useful ground-floor WC is conveniently positioned beneath the staircase. The central heating system has been comprehensively overhauled during the present ownership, while new flooring and redecoration throughout have brought consistency to the interior and allow the original materials to remain prominent.

Upstairs, a long landing connects the three bedrooms and family bathroom. The principal bedroom is a well-proportioned double room with built-in storage and space for additional furniture. The second bedroom is another comfortable double, while the third offers flexibility as a child's room, guest room, dressing room or home office. The bathroom is notably generous and fitted with a suite that includes both a bath and separate shower.





Outside, the enclosed courtyard-style garden has been thoughtfully designed for low-maintenance living and private outdoor enjoyment. A paved terrace provides ample space for al fresco dining and entertaining, while an area of artificial lawn and carefully positioned container planting introduce colour and greenery without the need for extensive upkeep. Glazed doors link the far end of the house with the principal seating area, making this a natural extension of the interior during spring and summer.

The driveway has been adjusted by the current owner and can now accommodate approximately two to three vehicles, an especially useful provision within a traditional village setting.

The current owner previously obtained planning permission for an adjoining garage extension incorporating a utility room and WC.

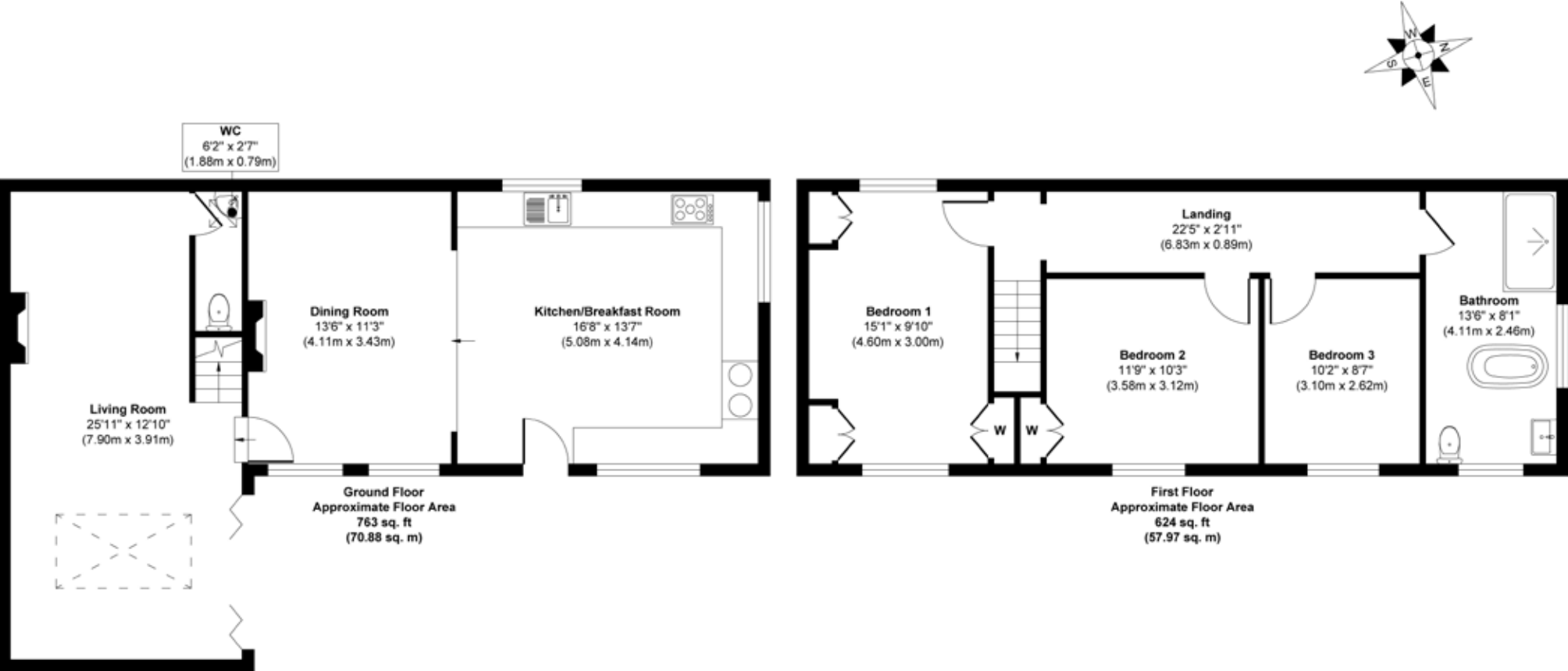
The proposed design provided direct access from the kitchen into the utility room, creating a practical link between the house and the garage. Planned to be constructed in stone, the extension was carefully designed to complement the character of the existing property and blend sympathetically with the surrounding architecture.

Although the planning permission has now expired, it provides a valuable opportunity for a future owner to explore the possibility of resubmitting an application, subject to the necessary consents. If approved, the proposed extension would create a covered parking together with a useful utility room, further enhancing the property's practicality and appeal.

Previous Planning Reference: 2021/1234/FUL







Approx. Gross Internal Floor Area 1387 sq. ft / 128.85 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Agents notes:
The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.



LOCAL AUTHORITY: Rutland County Council

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

TENURE: Freehold

COUNCIL TAX BAND: C

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Bisbrooke itself is a small Rutland village surrounded by gently undulating countryside and crossed by a network of rural footpaths. The village is recorded in the Domesday Book, while its present-day character is shaped by traditional stone buildings, mature trees and its Grade II listed Church of St John the Baptist. Country walks begin almost from the doorstep, including a well-used route across the fields towards Uppingham.

The proximity of Uppingham is one of the great advantages of the setting. The attractive market town provides an excellent range of independent shops, traditional retailers, galleries, cafes and restaurants, allowing The Hayloft to enjoy a peaceful village position without sacrificing access to everyday amenities. Oakham, Stamford and Market Harborough are also within reach, while the A47 provides connections towards Leicester and Peterborough, with the A1 accessible for journeys further

afield. Rail services from Corby and Peterborough provide routes into London.

The area is particularly well served for education, with Uppingham School, Oakham School and Stamford's independent schools among the established options, alongside a good selection of preparatory and state schools. Rutland Water is also readily accessible, providing an extensive landscape for walking and cycling as well as fishing, sailing and other water-based activities.

For the present owner, it is the combination of peace, community and immediate access to nature that will be most difficult to leave behind. Great neighbours and a strong village spirit have made Bisbrooke an especially welcoming place to live, while the surrounding countryside provides an ever-present sense of space and escape.



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