



YEW TREE COTTAGE

OLD BARLEYTHORPE





Where historic Old Barleythorpe meets the wider Rutland countryside, Yew Tree Cottage brings a polished edge to cottage living. Originally the Head Gardener's Cottage serving the historic Barleythorpe Hall estate, its heritage lives on through original beams, cosy corners and characterful quirks, now paired with understated contemporary design and wrapped within pristine walled gardens on the rural fringes of Oakham.



CHARACTER AND WARMTH

Shake off the outdoors and step into the warmth, where the cosy cottage character of the exterior is met by the handsome Minton tiling of the porch, where whitewashed built-in seating and hanging space comes with comfort, designed around a traditional-style radiator.

Beyond, the cottage begins to open up, with a light and airy reception hall revealing how readily the rooms can evolve with everyday life. Formerly a dining room, solid oak flooring and bright white walls and ceiling sit beneath original beams, curving characterfully overhead. Cottage-style windows invite plenty of light while retaining that unequivocal sense of cosiness, anchored by an imposing original inglenook, complete with warming oven and a log-burning stove nestled within the exposed brick surround.



A central space, this reception hall sits at the hub of the entertaining and unwinding spaces at Yew Tree Cottage. Alongside, the snug offers cocooning comfort, warmed by an open fire nestled on a glazed, crimson-tiled hearth, flanked by LED-lit alcove shelving. Creamy white tones keep the room light yet inviting; the perfect place to curl up by the fire or claim the cushioned window seat overlooking the front to watch the world outside.





EFFORTLESS ELEGANCE

The quirks and angles of cottage living take on a contemporary edge as Quorn limestone steps, inset with subtle spot-uplighting, rise into the sleek, bespoke-made kitchen by Robert Nourish of Market Harborough. Pour the drinks, pull up a stool and keep the conversation flowing in a kitchen designed to be admired and to entertain.

The large central island-breakfast bar is a natural social hub, set beneath a crystal-like drop of the tiered chandelier overhead, adding sparkle and amplifying the light reflected by the white quartz of the countertops. A traditional-style log burner adds cheerful warmth, while skilfully crafted, bespoke shelving and cabinetry in Farrow & Ball Ammonite hugs to the curves of the walls. Refining rather than reinventing the country kitchen, New England-style cabinetry and reeded glass cupboards provide the classic foundations, while a mirrored splashback behind the electric Aga brings a clean contemporary edge, with Fisher & Paykel appliances sleekly nestled within the island alongside a Belfast sink complete with Quooker boiling water tap.

Muted heritage shades bring old and new together, allowing the craftsmanship to communicate the quality. Opening directly from the kitchen, the solid oak-framed garden room is its natural finale, drawing the south-facing garden in and banishing the boundary between indoors and out.



PRACTICAL PLACES

Quarry tiled underfoot, a practical laundry boot room provides the perfect place for muddy paws, boots and all the paraphernalia of country life, offering access outdoors.





SOAK AND SLEEP

Light spills across the broad first-floor landing through a pretty cottage window, setting the tone for two inviting guest bedrooms which open up beyond. At the rear, the garden becomes the outlook from the cushioned window seat of the first double bedroom, with deep fitted storage for a clutter-free, minimal feel. The front bedroom offers guests ample space to unwind, pairing immaculate décor and feature wallpaper with glass-fronted wardrobes and another wide window seat, this time overlooking the front.

A bold, more contemporary mood prevails in the bathroom. Sink into the claw foot, roll top bathtub, raised upon a plinth and celebrated by blue lighting at its base for a truly spa-like feel, or refresh beneath the jets of the rainfall shower. Further inset illumination glows from recessed storage beneath the Carrara marble hewn round countertop wash basin, while underfloor heating keeps the exquisite Carrara marble tiled floor by Fired Earth cosy underfoot.

Ascend once more (via a removable staircase to allow for the manoeuvring of larger pieces of furniture) and the principal suite claims the uppermost floor for itself. Beneath the vaulted ceiling, built-in wardrobes and deep eaves storage maximise every angle, with a separate dressing room providing yet more storage and the flexibility to serve as a nursery or additional bedroom if needed.

An en suite shower room continues the contemporary styling seen in the bathroom below, with illuminated Fired Earth limestone tiles, alcove shelving beneath the wash basin and a large walk-in wet-room shower.





OUTDOOR OASIS

Like the grounds of a country manor, the gardens at Yew Tree Cottage are crisply landscaped, balancing the formality of original, reclaimed York stone paving with neatly clipped borders of buxus and rounded shrubs, pleached and espaliered fruit trees and lush rose beds featuring carefully chosen heritage varieties. From the side

garden, the illuminated, gated passageway leads to the rear, also accessed from the garden room, where raised planted borders feature beside a lawn leading towards the decked swim spa; the ultimate oasis beneath the open skies. Close by, work from home or relax and unwind in the insulated garden room, complete with electrics.

Rooted in cottage character yet refined for modern life, Yew Tree Cottage proves that old-world charm and contemporary polish make particularly good companions.

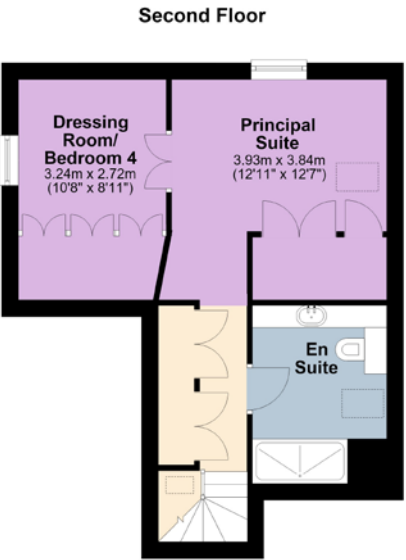
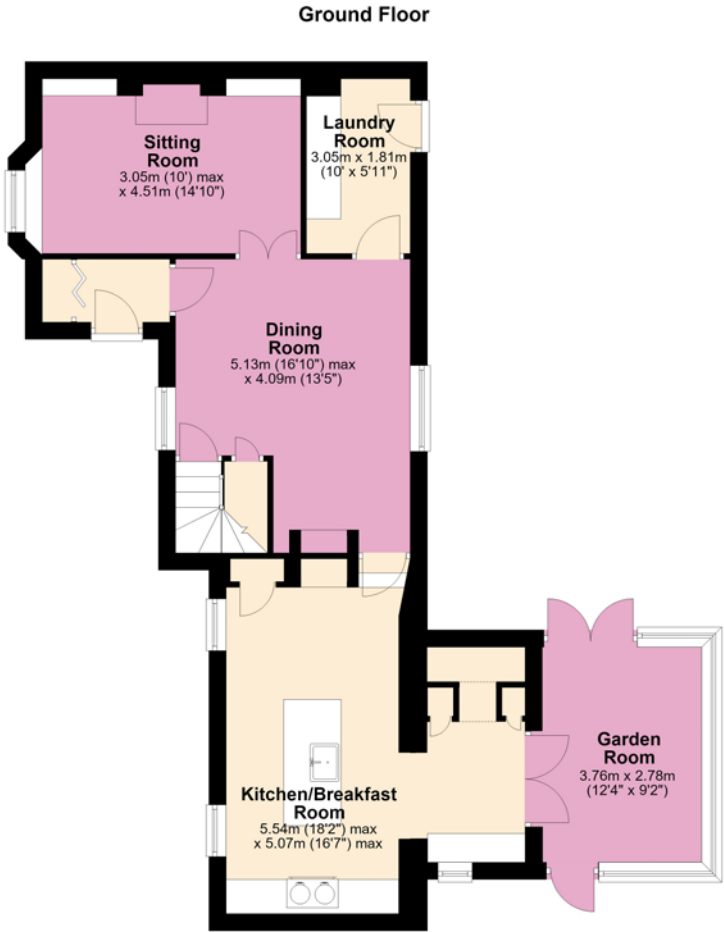


THE FINER DETAILS

Freehold
Semi-detached
Grade II listed
Early 17th century, later additions

Plot approx. 0.08 acre
Gas central heating
Underfloor heating in kitchen and bathrooms

Secondary glazing throughout
Mains electricity, water and sewage
Swin spa powered by air source heat pump
Rutland County Council, tax band D



Ground Floor: approx. 84.1 sq. metres (905.1 sq. feet)
First Floor: approx. 41.7 sq. metres (448.4 sq. feet)
Second Floor: approx. 41.4 sq. metres (3445.8 sq. feet)
Total: approx. 167.2 sq. metres (1,799.3 sq. feet)

Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James 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. Floor plan not to scale and for illustrative purposes only.



NEAR AND FAR

Tucked just beyond Oakham, Old Barleythorpe offers an appealing balance of village character, open Rutland countryside and easy access to everything the county town has to offer. Quiet lanes and established homes give the area a more rural feel, yet Oakham's independent shops, cafés, restaurants and everyday amenities are close at hand. Footpaths and surrounding countryside make it easy to step outdoors, while Rutland Water is only a short drive away for sailing, cycling, walking and waterside dining.

Families are particularly well placed for schooling, with a strong choice locally including Oakham School, Brooke Priory, Catmose College and Harington School, alongside several primary schools in and around Oakham. Oakham also provides a good range of sports and leisure facilities, while Stamford and Melton Mowbray broaden the choice of shopping, dining and cultural attractions within easy reach.

For commuters, Oakham Railway Station is approximately a mile from Old Barleythorpe, with rail connections towards Leicester, Birmingham, Peterborough and onward services to London. Road links are equally convenient, with the A606 providing straightforward access towards Stamford and the A1, making Old Barleythorpe a well-connected base without sacrificing its distinctly Rutland setting.

LOCAL DISTANCES

- Oakham**
1 mile (3 minutes)
- Uppingham**
7.2 miles (14 minutes)
- Melton Mowbray**
9.3 miles (16 minutes)
- Stamford**
13 miles (21 minutes)
- Leicester**
20 miles (40 minutes)





Yew Tree Cottage, 34 Main Road, Old Barleythorpe, Oakham LE15 7EE



01572 497 070 | team@pelhamjames.co.uk | www.pelhamjames.co.uk

