



REDLAND CLOSE

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for sale

Hurfords

Redland Close, Barrowden, Oakham Freehold £600,000

# Key Features



- Converted stone barn
- Three bedrooms
- Large bathroom with separate shower and roll top bath
- Character property
- Desirable location

Barrowden remains one of Rutland's most sought-after villages, prized for its strong sense of community, picturesque surroundings and excellent local amenities. Residents enjoy a thriving village shop and community hub, a welcoming village pub, and an enviable lifestyle surrounded by some of the county's finest countryside. The nearby market town of Uppingham offers a wider range of independent shops, restaurants, cafés and everyday amenities, while excellent road links make the village an ideal location for commuters and families alike.

Entering the property through the porch, you are welcomed into a central hallway that immediately sets the tone for the home. Characterful exposed stonework features throughout the ground floor, creating a wonderful sense of warmth and history that pays homage to the building's former life as a barn.



From the hallway, you are drawn into the dining room, a charming and inviting space that perfectly showcases the property's heritage. The exposed stone walls provide a beautiful backdrop for both everyday family meals and entertaining guests.

Leading on from the dining room is the recently fitted kitchen, a stylish and practical space enjoying pleasant views over the garden. Cleverly designed, the kitchen flows naturally into an open utility area positioned at one end. While remaining connected to the main kitchen, this tucked-away space feels discreet and separate, providing an ideal area for laundry appliances and additional storage without interrupting the clean lines of the kitchen itself.

Adding further comfort to the ground floor, attractive wood flooring runs throughout and benefits from underfloor heating, creating a warm and welcoming atmosphere all year round.

Back in the hallway, there is a convenient ground-floor WC before continuing through to the impressive dual-aspect sitting room. Filled with natural light, this delightful living space features exposed beams overhead and a striking log-burning stove, creating a cosy focal point during the colder months. Large sliding patio doors open directly onto the garden, seamlessly connecting indoor and outdoor living.



**Redland Close, Barrowden, Oakham LE15 8ES**  
**Approximate Gross Internal Area**  
**Total (Including Garage) = 1592 sq.ft (148.02 sq.m)**



Illustration for identification purposes only, measurements are approximate, not to scale.

Outside, the South facing garden offers a peaceful and private retreat. A patio provides the perfect spot for outdoor dining and relaxation, while a pond, mature planting and dedicated vegetable-growing area create a wonderfully established and productive outdoor space.

The garden also provides access to the double garage, which offers excellent versatility. Alongside secure parking, it provides ample space for use as a workshop or hobby area and benefits from an electric vehicle charging point and electrically operated door opening onto a parking area at the rear of the property.

Returning to the hallway, stairs rise to the first floor where the property's character continues with exposed beams throughout, providing a further reminder of its historic origins.

The principal bedroom is a bright and generously proportioned room, benefiting from built-in storage and an abundance of natural light. Two further double bedrooms provide flexible accommodation, each offering comfortable proportions suitable for a range of uses, including guest rooms, children's bedrooms, or a home office.

Completing the first floor is a superb family bathroom. A standout feature of the home, this spacious room is beautifully appointed with a freestanding roll-top bath, large shower enclosure and vanity unit, as well as electric underfloor heating, creating a luxurious space in which to unwind.

# Selling your property?

Contact us to arrange a FREE home valuation.

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