



Kamienna The Green, Main Street, Barrowden, Rutland, LE15 8EQ
Guide Price £750,000



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Tenure: Freehold

Council Tax Band: E (Rutland County Council)



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An opportunity has arisen to purchase a much improved, individual, detached bungalow occupying a generously-proportioned plot in a quiet lane in the heart of this premium Rutland village, opposite the village green.



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Kamienna is a single-storey property constructed to a high standard with mainly stone elevations and cut ashlar quoins with gross internal area of 161.2 sq m (1,251 sq ft). The property offers well-proportioned and tastefully appointed accommodation which has recently undergone a comprehensive and sympathetic programme of renovation including creation of a superb open-plan kitchen, dining room and family room, instalment of a new log-burning stove, converting bathroom into a contemporary shower room, redecorating and laying new flooring throughout.

Featuring good quality fixtures and fittings, the accommodation benefits from gas central heating system and can be summarised as follows:

Entrance Hall, Sitting Room with a new log-burning stove, open-plan Kitchen refitted in shaker style, Dining and Family Room, Rear Porch, WC, Inner Hall, three well-proportioned Double Bedrooms, Home Office and Shower Room.

The beautifully landscaped wrap-around gardens provide a peaceful retreat and ideal space for al fresco dining and entertaining in the warmer months.

The 16.7 sq m (180 sq ft) detached stone garage is currently used as a workshop and offers potential for conversion into a studio, office or guest accommodation, subject to necessary planning permission.

A driveway to the side of the house provides off-road parking for two vehicles.

Early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Part-glazed front entrance door, radiator, door to Sitting Room, access to Inner Hall.

Sitting Room 5.56m x 3.61m (18'3" x 11'10")

Generously-proportioned reception room featuring new log-burning stove set in fireplace with brick surround, raised stone hearth and timber mantel over, TV point above fireplace, radiator, wall-light points, window to front enjoying southerly outlook over front garden and the village green beyond.

Internal door leads to:

Open-plan Kitchen, Dining & Family Room 6.48m x 6.05m overall (21'3" x 19'10" overall)

This large, triple-aspect space enjoying outlook over the village green is a true hub of this property.

Kitchen Area

Appointed in modern shaker style with excellent range of units incorporating granite-effect work surfaces with tiled splashbacks, inset 1.5-bowl single drainer stainless steel sink with mixer tap, ample base cupboards and drawers, matching wall

cupboards and glass-fronted display cabinets.

Integrated appliances comprise gas hob with stainless steel extractor above and eye-level electric double oven. There is space for upright fridge-freezer.

Radiator, recessed ceiling spotlights, window overlooking south-facing garden and the village green beyond.

Dining Area

Radiator, recessed ceiling spotlights, window overlooking south-facing garden and the village green beyond.

Family Room

Range of attractive fitted units which include base cupboards incorporating a pebble-effect feature and matching tall store cupboard, attractive wood-effect panelling to one wall, radiator, recessed ceiling spotlights, window to rear, internal door to Rear Porch.

Rear Porch

Internal door to WC, external door to rear garden.

WC

Suite of low-level WC and wash hand basin, window to side.

Off Inner Hall:

Bedroom One 3.43m x 3.33m (11'3" x 10'11")

Radiator, window to front.

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Bedroom Two 3.33m x 3.33m (10'11" x 10'11")

Radiator, window to front.

Bedroom Three 3.40m x 3.05m (11'2" x 10'0")

Radiator, window to side.

Home Office 2.39m x 1.98m (7'10" x 6'6")

Radiator, window to rear.

Shower Room

Refitted in contemporary style and featuring an attractive vanity unit incorporating concealed-cistern WC, rectangular hand basin with mixer tap and storage beneath, matching eye-level bathroom cabinets with adjoining mirror, walk-in shower with slimline tray, wall mounted shower, mermaid boarding to surround and glass screen.

Heated towel rail, window to rear.

OUTSIDE

A tarmac driveway to the side of the property gives access to the garage and provides additional off-road parking for two vehicles.

Detached Garage/Workshop 4.88m x 3.43m (16'0" x 11'3")

Stone and brick construction with light and power, traditional double doors and two windows to side.

The garage is currently used as a workshop but provides space for a car, as well as storage space for hobbies, bikes and tools.

Gardens & Grounds

The property occupies a good-size, mature plot on a low-traffic village lane, opposite the village green.

The wrap-around gardens lie to the front, side and rear of the bungalow and have been beautifully landscaped.

To the front of the property, the south-facing garden is privately screened by the trees on the village green and bounded by a low-level, dry-stone wall. The garden has been arranged to include a gravelled terrace with well-stocked borders, shallow steps leading to a covered, paved seating area enjoying a picturesque village outlook and shaped lawn with three inset apple trees and a plumb tree as well as borders stocked with a variety of shrubs, bushes and colourful plants.

To the side of the property, there is a real suntrap - an area of garden with paved patio area, lawn with inset trees and flower borders and a small vegetable patch enjoying views towards the church and pub.

Enclosed by timber fencing, the tiered rear garden enjoys a high degree of privacy and includes a paved patio adjoining the bungalow, a raised border and steps leading up to a flagstone sun terrace. A paved pathway leads to a brick coal bunker and log store.

SERVICES

Mains electricity

Mains water supply

Mains sewerage

Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast

Mobile signal availability:

EE - good outdoor

O2 - good outdoor

Three - good outdoor

Vodafone - good outdoor

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

BARROWDEN

Barrowden is a quintessentially English conservation village on the southern boundaries of Rutland with a strong, welcoming community. Renowned for its honey-coloured stone cottages, large village green and exceptional quality of life, Barrowden is set on the banks of the River Welland.

The village amenities include:

- The Barrowden Community Hub is just three years old — a modern, purpose-built venue for clubs, classes and village events.

- A community-owned shop and café offering coffee, papers, cakes and everyday essentials.

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- The village has its own doctors' surgery and dispensing pharmacy, with parking on site — unusual for a village of this size.
- Church of St. Peter is Grade II* listed parish church with a 14th-century tower and spire.
- A large green framed by mature trees sits at the centre of the village, with an attractive duck pond nearby — two of the features that give Barrowden its character.
- The Exeter Arms is a traditional pub at the heart of the community

Bus services connect the village to Uppingham, Oakham and Stamford.

There is no school in the village itself; primary schooling is by Rutland catchment, with well-regarded state secondaries in Oakham and Uppingham, and independent schools at Oakham, Uppingham and Stamford.

Sporting facilities in the area are good with golf, cricket (Barrow Cricket Club plays on the recreation field at the edge of the village), rugby, football, tennis, bowls among others. The horse is also a popular animal in Rutland, and there are many opportunities in the area for riding. Rutland Water is close by and there one can enjoy numerous pastimes including sailing, windsurfing or just strolling round the lake.

Location & Connectivity:

Nearby Towns: Uppingham – approx. 5 miles,

Oakham – approx. 11 miles, Stamford – approx. 8 miles, Corby – approx. 10 miles, Peterborough – approx. 15 miles, Kettering – approx. 18 miles, Leicester – approx. 25 miles
Major Roads: A47 – nearby (Peterborough ? Leicester), A1 – approx. 8 miles (near Stamford), Onward – A14, M1 and the wider network within easy reach.

Rail & London: Peterborough – approx. 15 miles — East Coast Main Line, London King's Cross from around 50 mins, Kettering – approx. 18 miles — direct to London St Pancras, Corby Station – approx. 10 miles — direct to London St Pancras in approx. 70 mins, Stamford Station – approx. 8 miles, By car to London – 2–2.5 hours.

COUNCIL TAX

Band

Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with

ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

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3. No person in the employment of Messrs Murray 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.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.







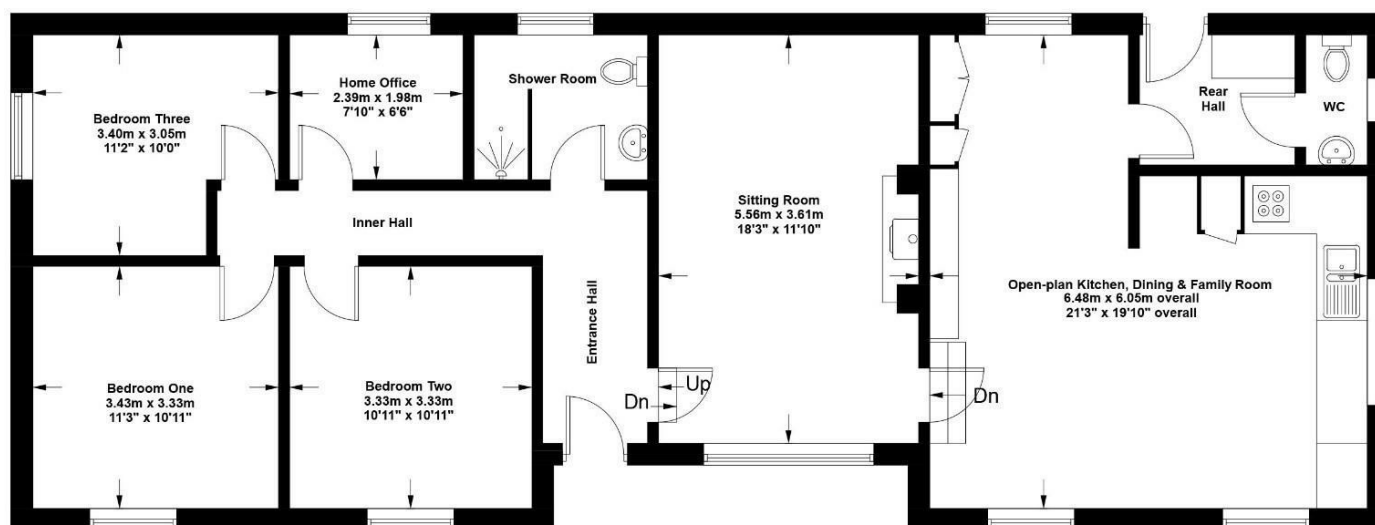






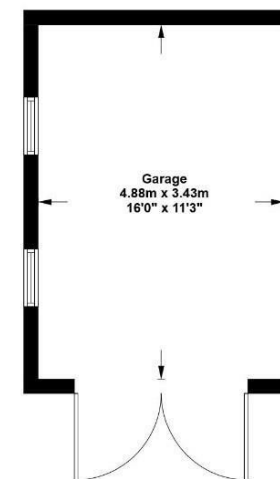
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Approximate Gross Internal Area = 116.2 sq m / 1251 sq ft
Garage = 16.7 sq m / 180 sq ft
Total = 132.9 sq m / 1431 sq ft



GROUND FLOOR

Not to scale - for identification purposes only



(Not Shown In Actual
Location / Orientation)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	75
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		