

# THE BARN

BELTON IN RUTLAND





Tucked into the rolling Rutland landscape, even its unassuming name, The Barn, speaks to the restrained architectural language at play here; a refined take on agricultural modernism, where contemporary country living is stripped back to its essentials, designed to maximise views, wellbeing and effortless everyday living.

## RURAL MODERNISM

Built in 2019 and set within three acres of private grounds bordered by mature woodland, with a heated outdoor lap pool and a California-inspired al fresco entertaining terrace complete with outdoor kitchen, The Barn balances architectural restraint with effortless liveability. Silvery weathered larch cladding and clean, understated lines echo the honest language of rural outbuildings, while inside, black-framed internal glazing introduces a distinctly design-conscious feel, creating broken-plan zoning with an almost gallery-like sense of flow.

The clean architectural appeal begins on arrival, where electric gates open to a large, block-set parking area with double garage.

Inside, long, linear sightlines draw the eye through the home, while pale engineered oak underfoot lends softness to the black, Crittall-style glazing that keeps a constant synergy between the surrounding landscape and living spaces within.





## POOLSIDE LIVING

Nowhere is the indoor-outdoor experience celebrated more rapturously than in the open-plan Alexander Lewis kitchen, dining and living space, where a wall of glazed sliding doors pulls back to draw in the country views and dissolve the boundary with the poolside terrace.

Rattan light fittings hang above the ten-seater dining table, for a homely feel, lending a laid-back beach house vibe, pairing with the crisp white cabinetry and ceiling. Breakfast bar seating adds to the informality and relaxed ambience at the central island, where the main appliances sit back within the wealth of fitted cupboards. A Mercury Range oven with gas hobs, Miele oven and double sink are among the appliances, with a stunning walk-in pantry tucked behind a sliding pocket door.



A log-burning effect electric stove sits to the furthest corner, where glazing to two sides draws the lawn and pool close, providing a cosy and relaxed seating area for after dinner conversation.





## A STUDY IN SPACE

The structure of the glass Crittall doors keeps a sense of continuity, zoning without separating spaces, allowing the views to flow back from the kitchen to the central study beyond, where fitted shelving offers adaptability to serve as a snug reading room too.

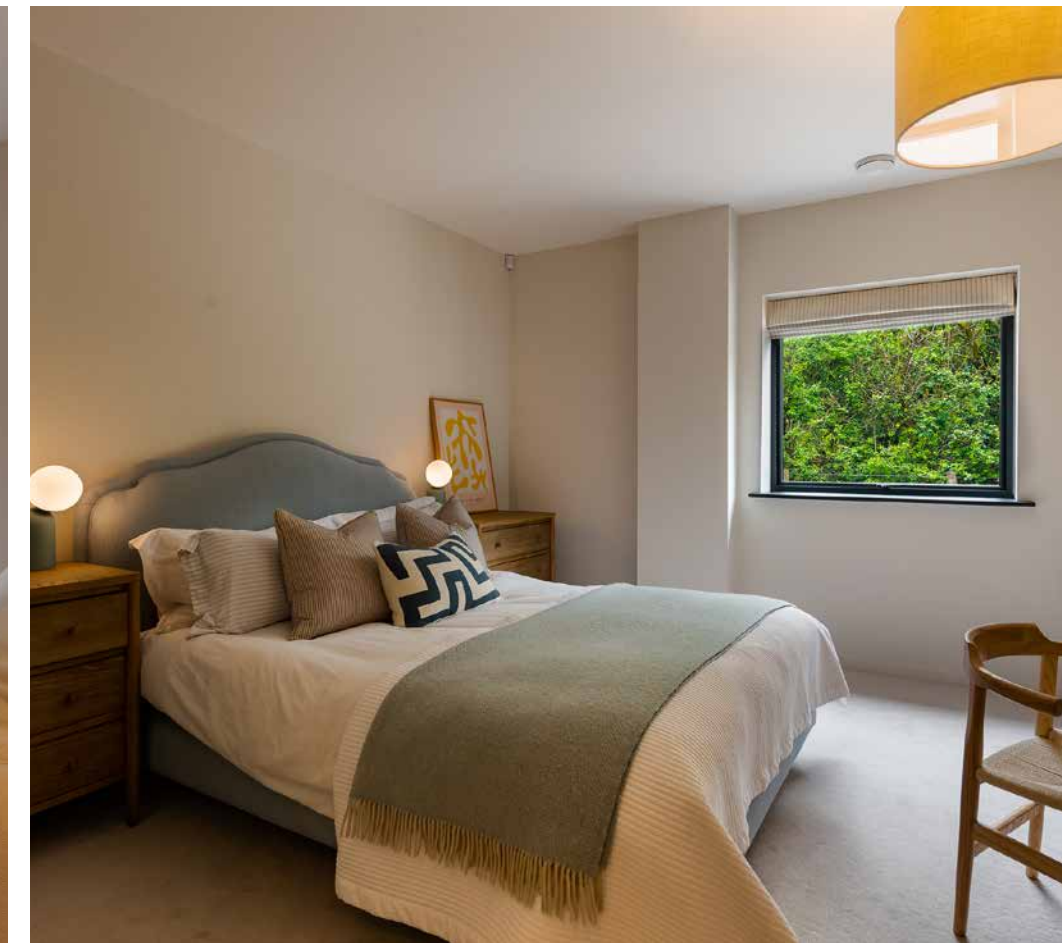
Moving through the home, the sitting room offers a cocooning counterpoint to the architectural openness elsewhere; warmer, more intimate, and designed for quiet moments as opposed to entertaining. A stone fire surround with log-burning stove sits within built-in alcove storage, while French doors preserve that all-important connection to the garden.

Warmth emanates, courtesy of underfloor heating throughout The Barn, pairing with the forest green walls of the games room to infuse comfort, a room designed for movie nights and weekends.



## BEDTIME BLISS

Five luxurious double bedroom suites beckon at The Barn, light-filled and served by a selection of shower room and bathroom en suites, with stylish decor and some furnished with fitted furniture, each with its own unique view of the grounds, and all with individual character.





The atmospheric principal suite embraces darker, more dramatic tones lending it a boutique hotel feel. Charcoal walls, warm brass accents and twin windows framing the pool and countryside create a lodge retreat-style haven. Storage is abundant in the walk-in dressing room, incorporating a window seat alongside a range of drawers, shelves, alcoves and hanging rails, while the luxurious shower room en suite offers perfect privacy.



## PRACTICAL PLACES ELEVATED

Balancing The Barn's architectural drama with everyday functionality, a separate laundry room with sink offers excellent storage for cleaning essentials and makes clever use of the hot water cylinders to create a naturally warm drying space for shirts, linens and laundry whatever the weather, while a cloakroom off the entrance hall ensures practical needs are also well served.

Far from an afterthought, the boot room has a bespoke feel, with booth-style bench seating set beneath an impressive run of dark cabinetry, lending it a members-only golf clubhouse vibe. Leading on is a secondary boot room. Equipped with built-in cabinetry and dog cubby, wall mounted welly rack, sink and access directly outside, this is the ideal place to return to from muddy dog walks.

Further reinforcing the home's focus on wellbeing and ease, an air-conditioned gym with glazed doors to the driveway offers a polished private fitness space.



## IN LOVE WITH THE LANDSCAPE

Outdoors, the same restrained design philosophy continues. Luxury is undeniably present in the immediate entertaining terraces, where a 15-metre lap pool, warmed via the air source heat pump and concealed beneath an electric cover, sits alongside a beautifully executed outdoor kitchen complete with barbecue and Big Green Egg, while a pool house provides changing and showering facilities.





Beyond the immediate pool and terraces, much like the home itself, the grounds are not over-designed or imposed upon. The formal landscaping remains deliberately close to the house, giving way to more natural grounds, pasture and mature woodland brimming with wildlife allowed to form a natural screen of greenery.



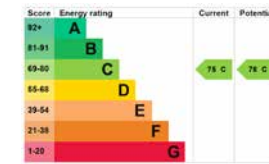
For all its luxury and high-spec design, The Barn remains remarkably restrained. A home designed not to compete with its surroundings, but to fold effortlessly into them; skilfully angled to draw in the views, the stillness and the beauty of its restoratively rural setting. The ultimate everyday retreat for those seeking privacy, wellness and contemporary country living, The Barn is a home that understands the value of understatement.

## THE FINER DETAILS

Freehold  
 Detached  
 Constructed 2019  
 Plot approx. 3.4 acres  
 Air source heat pump  
 Underfloor heating throughout

Mains electricity and water  
 Sewage treatment plant  
 Air conditioning in principal bedroom and gym  
 EV charging point  
 Rutland County Council, tax band G  
 EPC rating C

Main Home: approx. 372.7 sq. metres (4,011.9 sq. feet)  
 Outbuildings: approx. 50.6 sq. metres (544.9 sq. feet)



## NEAR AND FAR

Belton-in-Rutland is a picturesque Rutland village set amid gently rolling countryside between Oakham and Uppingham.

With its attractive stone homes, historic church, village hall, preschool and welcoming local pub, The Sun Inn, it offers a peaceful, close-knit setting with excellent day-to-day convenience and swift access to the A47.

Nearby Uppingham, around four miles away, provides independent shops, cafés, restaurants, galleries and a weekly market, while Oakham, approximately six miles distant, offers a wider range of amenities including supermarkets, leisure facilities, professional services and access to Rutland Water.

Schooling in the area is highly regarded, with local primary options, secondary education in Oakham and Uppingham, and renowned independent schools including Oakham School and Uppingham School within easy reach.

Commuting is straightforward, with Oakham's easy rail links to Peterborough and onward to London's King's Cross, making daily commuting a real possibility.

## LOCAL DISTANCES

- Uppingham 4 miles (8 minutes)
- Oakham 9 miles (14 minutes)
- Market Harborough 14 miles (27 minutes)
- Stamford 16 miles (25 minutes)
- Leicester 16 miles (33 minutes)

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