



The Old Mill Barn, Ridlington



Bedrooms: 4 Bathrooms: 3

An exceptional barn conversion offering contemporary, energy-efficient living with breathtaking south-facing countryside views, a stunning open-plan living space and flexible accommodation, all finished to an outstanding standard.

- Stunning contemporary Barn-style conversion
- Beautiful south-facing views
- 37ft open-plan living space
- Four/five bedrooms
- Three bathrooms
- Underfloor heating downstairs
- Cellar/workshop
- Private courtyard parking
- Beautiful rolling countryside setting





Old Mill Barn has been lovingly converted by its current owners with a true no-expense-spared approach, creating a home with genuine architectural wow factor from the moment you walk through the door.

Enjoying stunning south-facing views across rolling countryside, the property has been purposefully designed to remain understated from the road. Access is gained through the original covered way, with substantial electrically operated timber gates, opening into a gravelled courtyard providing ample parking. From here, a further doorway reveals an exceptional four-bedroom contemporary home, seamlessly blending character with state-of-the-art, low-energy living.

Designed with efficiency in mind, the property benefits from a ground source heat pump providing underfloor heating throughout the ground floor, with radiators to the first floor, together with a useful fully watertight cellar and workshop space. Roof windows have been installed throughout.

At the heart of the home is a magnificent open-plan kitchen, flowing effortlessly into the dining room and sitting room beyond. These impressive living spaces have all been designed to make the very most of the spectacular 'big sky' views, allowing you to enjoy the ever-changing countryside and weather across the valley throughout the seasons. The fold-aside doors feature integral Venetian blinds, with the lounge and dining room doors benefiting from remote-control operation for added convenience.

The flexible accommodation includes a ground floor sitting room, currently used as an additional reception room but equally suited as a fifth bedroom if required. Originally designed with future flexibility in mind, the room benefits from existing drainage and water connections, allowing an en-suite shower room to be installed if desired. To the first floor are four generous bedrooms, served by three beautifully appointed bathrooms, completing this truly outstanding family home.

Further enhancing the property's versatility is a superb garden room/home office, complete with heating and air conditioning, excellent insulation, and wired internet connectivity, creating an ideal space for home working, hobbies or additional entertaining.



Hollygate Road, Ridlington, Oakham, LE15

Approximate Area = 2179 sq ft / 202.4 sq m

Limited Use Area(s) = 159 sq ft / 14.7 sq m

Outbuilding = 166 sq ft / 15.4 sq m

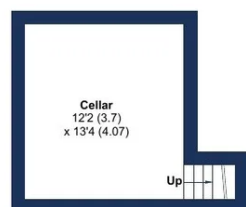
Total = 2504 sq ft / 232.5 sq m

For identification only - Not to scale



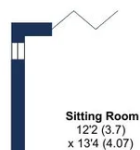
Garden Room / Office
19' (5.78)
x 8'9" (2.67)

Denotes restricted
head height



Cellar
122 (3.7)
x 13'4" (4.07)

CELLAR



Sitting Room
122 (3.7)
x 13'4" (4.07)

GROUND FLOOR

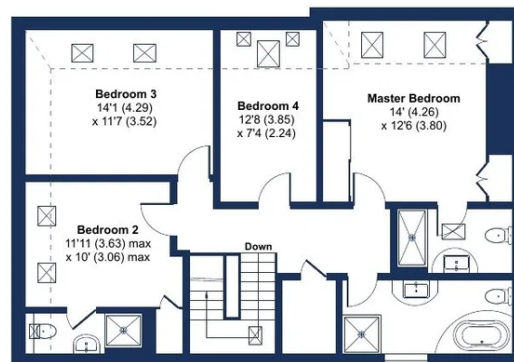
Kitchen / Dining / Reception Room
372 (11.32) max
x 24'10" (7.58) max



Utility



Entrance Hall

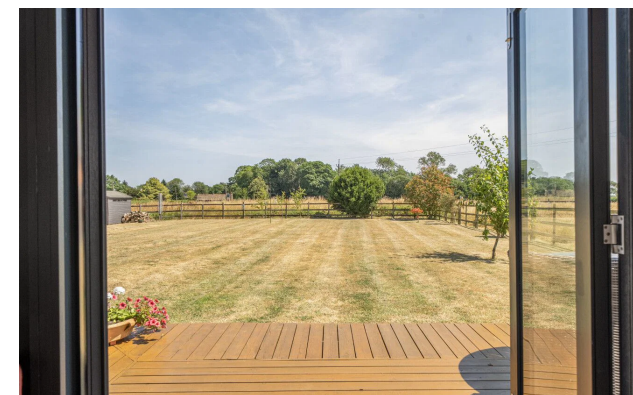


FIRST FLOOR

CELLAR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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