



BRITISH
PROPERTY
AWARDS
2018
★★★★★
GOLD WINNER
ESTATE AGENT
IN STAMFORD

nest
ESTATES



Church Road, Egleton

Oakham, LE15 8AD

£1,225,000

SUMMARY

- Grade II Listed Six Bedroom Farmhouse
- Adjacent to the Eggleton Nature Reserve at Rutland Water
- Extensive grounds, garaging and outbuildings
- Accommodation and buildings extending to over 4574SQFT
- Two driveways giving ample access to both sides of the property
- An early inspection essential to appreciate the space, and location on offer
- Less than two miles to Oakham





Barnett's Farm is an attractive Grade II Listed six-bedroom farmhouse in a fabulous location. The stone part of the farmhouse has a traditional Collyweston roof which was re done in 2019. Situated in Church Road enjoying east and south facing gardens which lead down to open fields adjacent to the Egleton Nature Reserve at Rutland Water. Accommodation: The front door opens into a through entrance hall with local Clipsham limestone flooring and door to the rear garden and terrace. To the right of the hallway are a large dining and living room running the full width of the property with an attractive marble fireplace and French windows to an extensive south facing terrace. To the left the hallway passes a good-sized room with a jetmaster open fireplace and wood floors currently used as an office and on to a bay fronted sitting room with built in bookcases. There is a large kitchen and adjoining breakfast room with extensive fitted suite and 4 oven Aga both having views over the garden. Furthermore, there is an additional reception room downstairs which could suit many uses. At first floor there are 4 large double bedrooms – principal with en suite shower room - and a large family bathroom with roll top bath and built in shower. To the second floor there are a further two double bedrooms with a large bathroom. Outside The house can be accessed from both the north and south sides. To the south a long-gravelled driveway leads down to the garage and stables and to the north accessed via double gates to the side of the house. The lawned gardens with mature trees and flowerbeds to the rear of the property lead down to an orchard giving onto open fields adjacent to the nature reserve. The private gardens offer several areas for entertaining and plenty of space for children to enjoy. Location: Egleton is a picturesque Conservation village adjacent to Rutland Water on the West shore with the nature reserve designated SSSI and known for the extensive bird watching facilities and Osprey reintroduction programme. It also offers many courses and activities for children. Egleton is less than 2 miles from the County market town of Oakham with its well-known private schools and twice weekly markets and close to the picturesque market towns of both Uppingham and Stamford with their equally well-known private schools. Oakham station has hourly rail services to Birmingham and Stansted Airport via Stamford, Peterborough and Cambridge. The station also has a limited direct service to London St Pancras with nearby Corby, Kettering and Peterborough stations offering frequent fast services to both St Pancras and Kings Cross. The A1 is 9 miles to the east. Beautiful Rutland Water offers many water based and other activities including sailing, windsurfing, kayaking and fishing and has a purpose built cycle track covering 24 miles around it's shores.



Tenure: Freehold

EPC Rating: N/A

Council Tax Band: G

Local Authority: Rutland County Council

Services: Mains Water/Drainage, Mains Electricity

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Approximate Area = 311.6 sq m / 3354 sq ft (Excluding Void)
Garage = 52.5 sq m / 565 sq ft
Outbuildings = 60.9 sq m / 655 sq ft
Total = 425.0 sq m / 4574 sq ft
Including Limited Use Area (19.0 sq m / 204 sq ft)
For identification only. Not to scale.

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(Not Shown In Actual Location / Orientation)



Ground Floor

Redundant height area 1.0m



Second Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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