



# Barleythorpe Mews, Barleythorpe

Beautifully presented link detached home originally built by 'Hazelton Homes' situated within the much sought after redevelopment of Barleythorpe Hall & its gardens & grounds.



## FEATURES

- Elegant 5 bed home situated within the much sought after redevelopment of Barleythorpe Hall, its gardens & grounds.
- Spacious reception hall with feature staircase.
- Dining room. Kitchen breakfast room & utility room.
- Living room with bifold doors out to garden.
- Galleried landing, 3 bedrooms ensuite.
- Integral DOUBLE garage.
- Estate style boundary fencing.
- Walking Distance To Amenities
- Rear garden landscaped with low maintenance & privacy in mind
- All facilities on offer in the neighbouring town of Oakham



Accommodation comprises; Spacious Reception Hall, Living Room with Bi fold Doors Overlooking the Beautifully Landscaped Garden , Dining Room, Kitchen / Diner & Utility, Cloakroom, Five Bedrooms, Four Bathrooms, Large Double Garage and Landscaped Gardens.

The property was built in 2018 as part of the redevelopment of Barleythorpe Hall, the former hunting lodge of the Earl of Lonsdale, known as the Yellow Earl.

No. 11 Barleythorpe Mews has been constructed to an immaculate standard throughout with the current owners having opted for numerous upgrades and fittings both from the developer and retrospectively.

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The interior features high ceilings with decorative cornicing to all principal ground floor rooms, oak finish to internal doors and impressive central oak staircase with galleried landing.

The interior is arranged over two storeys and can be summarised as follows:

Ground Floor: Reception Hall with feature staircase, Cloakroom / WC, Dining Room, fully fitted Symphony Kitchen / Breakfast Room and matching Utility Room, Living Room with a Gas Log Stove set in a recess with timber mantel above.



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First Floor: Galleried Landing, Master Bedroom with ensuite Bathroom, Bedrooms Two and Three (both with ensuite Shower Rooms), Bedroom Four, Bedroom Five, Family Bathroom.

Three out of five Bedrooms have attractive fitted wardrobes. All four Bath / Shower Rooms and Cloakroom are equipped with Villeroy & Boch sanitary ware and have Karndean flooring.



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The energy efficient accommodation benefits from high performance glazing and gas fired underfloor central heating to the ground floor with individual Heat miser room controls and radiators to the first floor. The roof space is partially boarded and has lighting and power.



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Outside there is a large Integral Double Garage accessed via brick paved driveway providing parking for a number of vehicles.

To the front there is a mature lawned garden with estate style boundary fencing. A useful covered side passageway links the front and rear gardens.

The rear garden has been landscaped and designed to create a beautiful, low maintenance outside space offering privacy and a peaceful environment, whilst reducing ongoing maintenance.

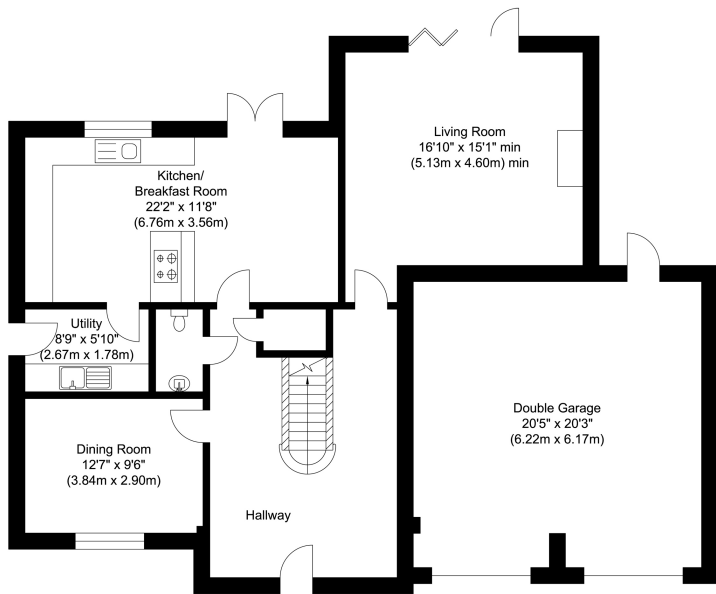


Barleythorpe is a village lying to the north-west of Oakham just over a mile from the town centre. Many facilities are available in Oakham and these include schools, a good range of shops, post office, doctors, dentists, opticians, library etc.

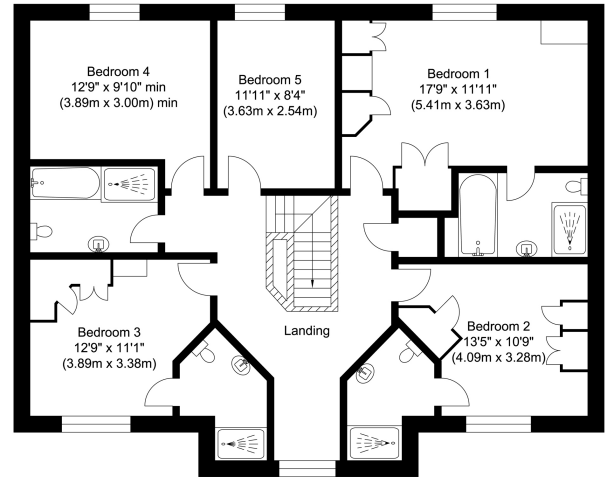
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Ground Floor  
Approximate Floor Area  
1451.72 sq. ft  
(134.87 sq. m)



First Floor  
Approximate Floor Area  
1153.13 sq. ft  
(107.13 sq. m)

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

**EPC RATING**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	91
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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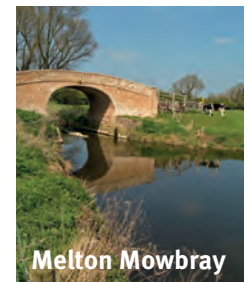
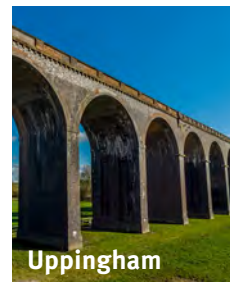
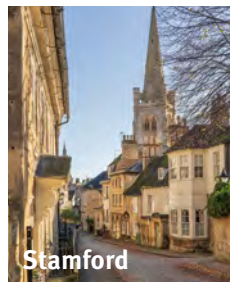
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