



Lea House

Durant Farm Drive | Barrowden | Rutland | LE15

FINE & COUNTRY

KEY FEATURES



- Lea House is Located in a Highly Desirable Archetypal Stone Rutland Village
 - A Stone-Built Modern Family Home Nestled in a Small Quality Development
 - Approached via a Sweeping Private Drive with Views of the Undulating Countryside
 - Ground Floor: Entrance Hall, Two Reception Rooms, Kitchen/Diner, Utility Room and a Cloakroom
 - First Floor: Four Double Bedrooms, a Jack & Jill En Suite and a Family Bathroom
 - Top Floor: Master Suite with Dressing Area and an En Suite Shower Room
 - Predominantly Lawn, South Facing Rear Garden, Patio Terrace and Church View
 - Double Garage, Gravelled Drive and Parking Area for Three to Four Cars
 - Total Accommodation Extends to Approximately 2171 Sq.Ft
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An immaculately presented, traditional style home that is built for modern living and includes solar panels, is situated down a private no-through drive in the heart of the highly sought after, pretty conservation village of Barrowden, in Rutland, voted in 2021 in the Sunday Times as one of the top villages in which to live.

The attractive, stone property, constructed in 2004, is set over three floors and has five double bedrooms with a superb principal bedroom suite on the top floor. Four double bedrooms, a fully fitted family bathroom and a Jack and Jill shower room linked with bedroom 2 and 3 are on the first floor. Downstairs there is a generous entrance hall with WC, a family room, a utility room and a spacious living room and large kitchen breakfast room both which connect perfectly with a private, sheltered, south facing garden. A modern summerhouse makes an excellent home office and a separate double garage has much storage space above. A wealth of outdoor pursuits are close by for an idyllic country lifestyle yet easy access to the A1, Stamford, fast trains to London and the rest of the country offer the best of both worlds.







The light and spacious house is a top quality-build with solid wood floors downstairs, timber and stone worktops in the kitchen and a stone fireplace. It is one of four that were built at the same time along the private lane, an appealing approach enjoying views of the surrounding countryside. Being in a conservation area, the windows are all timber-framed but double-glazed. The current owners have made a number of additions to the property such as installing solar panels with a battery to store the power and fitting an EV charging point in the garage. They have also refurbished the main bathroom, laid all new, good quality wool carpets, added a wood-burner in the living room as well as new French doors onto the patio, fitted bi-fold doors from the kitchen onto the patio and painted and decorated throughout. "The solar panels have been fantastic especially with the battery for storage; we will really miss them as it makes such a big difference now energy costs are so high," says the owner. "You can have your car charging, the washing machine on and the other appliances running for free!"

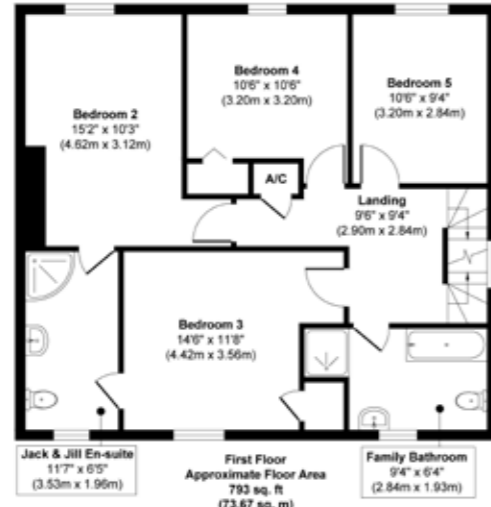
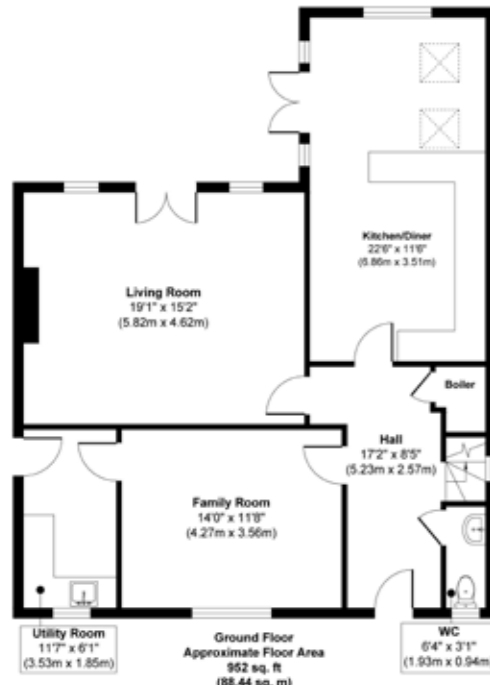


The generous, south facing garden wraps round the house with a gravelled drive to the side leading to the double garage. Sheltered and enclosed by stone walls, private and sunny, there are mature shrubs and trees with a large lawn and a pergola-covered patio leading directly from the kitchen and living room. "The mauve wisteria climbing over the pergola is so pretty in the spring and provides welcome shade in the summer. The beds are well stocked with bulbs and perennials for lots of colour and we have a view of the church from the back. It is so quiet and peaceful here and we have excellent neighbours – it's a very friendly community. It's only a five minute walk to the pub as there's a little cut-through path, and there are also some really lovely country walks; at the top of the driveway you can connect with the Jurassic Way which leads past the Welland Viaduct and all the way to Rockingham."

Although a peaceful and quiet location, it is a thriving community with activities for everyone. The Exeter Arms is an excellent pub which has undergone a superb refurbishment whilst there is a well-stocked village shop and café, a doctors' surgery, a village hall, a recreation ground and a cricket club. Everything the village offers is within walking distance of Lea House with walks or cycle rides from the door into beautiful countryside whilst the attractive towns of Stamford and Oakham are only about a fifteen minute drive and Uppingham just ten minutes, all with very good schools. Rutland Water is nearby where there is a multitude of outdoor leisure pursuits, the A1 is also only about ten minutes away, and Peterborough less than half an hour. Fast trains to London Kings Cross take around forty-five minutes, making this an excellent home for commuters.







Approx. Gross Internal Floor Area 2171 sq. ft / 201.68 sq. m (Excluding Garage)
Approx. Gross Internal Floor Area 2511 sq. ft / 233.17 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Agents notes:

The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.



LOCAL AUTHORITY: Rutland County Council

SERVICES: Mains Electricity, Water, Drainage and Gas Central Heating

Council Tax Band: G

TENURE: Freehold

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.



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