



Dairy Farm Stables, Barleythorpe



Bedrooms: 5 Bathrooms: 4 Receptions: 3

An impressive and highly individual country residence offering substantial accommodation, extensive equestrian facilities and approximately 4.3 acres, discreetly positioned on the edge of Oakham.

- Approx. 4.3 Acres
- Five Bedrooms
- Five Bathrooms
- Equestrian Facilities
- Extensive Stabling
- Ménage & Paddocks
- Woodland & Lake
- Games Room/Annexe
- Extensive Outbuildings
- No Onward Chain





Dairy Farm is an impressive and highly individual country residence, occupying a discreet position within the village of Barleythorpe and set within approximately 4.3 acres of grounds. Despite its tucked-away setting, the property lies just a short distance from Oakham town centre and within walking distance of the railway station, combining an excellent degree of privacy with superb accessibility.

The property is particularly well suited to those with equestrian interests, offering a range of facilities including well-fenced paddocks, an American-style barn, ménage and extensive stabling, with direct access from the paddocks onto some surrounding bridleways. The grounds are further enhanced by an attractive woodland area and lake.

Constructed predominantly in stone and arranged largely over a single storey, Dairy Farm provides approximately 3,677 sq ft of spacious and versatile accommodation, complemented by a substantial range of outbuildings. The house retains considerable character throughout, with vaulted ceilings, exposed timbers and attractive architectural detailing combining with generously proportioned living spaces.

An impressive formal entrance sets the tone for the accommodation, which includes a substantial drawing room alongside a more relaxed sitting room and snug. At the heart of the home is the generous hand-built kitchen and breakfast room, featuring an Aga and ample space for informal dining, while a separate dining room and entertaining/games room provide excellent spaces for both family life and entertaining. There is also games room/annexe accommodation and an office, all benefiting from air conditioning.

The bedroom accommodation comprises five bedrooms and five bathrooms, offering considerable flexibility for family and guests.

Outside, the extensive equestrian and ancillary buildings are complemented by an oak garage, carports, workshop, stores and gym, providing an exceptional amount of practical space.

Barleythorpe is conveniently positioned immediately adjoining the historic market town of Oakham, offering an attractive village setting with excellent access to the town's wide range of shops, cafés, restaurants and amenities. Oakham also benefits from a railway station, highly regarded schooling and easy access to Rutland Water and the surrounding Rutland countryside.

Offered to the market with no onward chain, Dairy Farm represents a rare opportunity to acquire a substantial country home with equestrian facilities, generous grounds and excellent access to Oakham and the surrounding countryside.

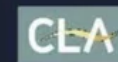


Limited Use Area(s) = 234 sq ft / 21.7 sq m

Total = 7674 sq ft / 712.8 sq m

[illegible]

Stamford 01780 484555
Grantham Meet and Greet 01476 855618
Peterborough Meet and Greet 01733 788888
A1 Meet & Greet Stoke Rochford



office@mooresestateagents.com
www.countryequestrianhomes.com