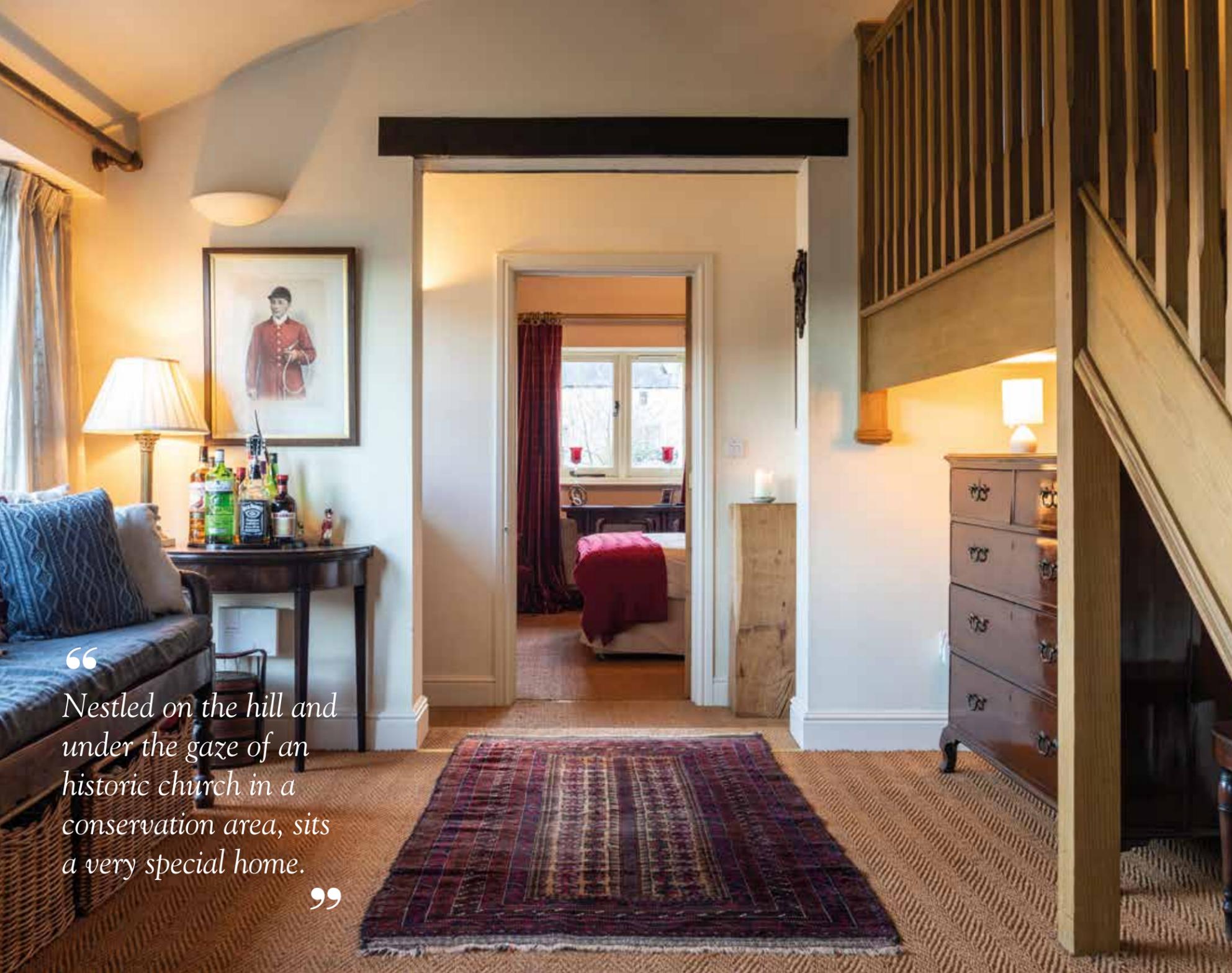




STONE  
BARN



“  
Nestled on the hill and  
under the gaze of an  
historic church in a  
conservation area, sits  
a very special home.  
”

## Are you longing to find an authentically English barn conversion in a country village near Stamford?

Stone Barn, in the village of Wakerley near Stamford, has been remodelled and extended creating a rare and spacious rural retreat. Built from buttery coloured local limestone the barn conversion has an adaptable layout offering two/three reception rooms, four/five bedrooms, four bathrooms, a large Mediterranean inspired terrace, lawns and off-road parking. What's more, there's an additional stone-built barn with rafters and beams that's waiting for you to convert it!

The golden tones in the original stonework are blended with contemporary materials and finishes to complement the home's rural heritage creating a welcoming space that feels at one with the scenic landscape where farmland, paddocks and lush green pastures are on your doorstep.

The enhanced natural features create a fresh, modern-rustic look made for stylish living and simple relaxation. Once inside, the exposed timber beams are off-set with smooth ceramic tiles and sisal flooring brings warmth and texture to the sleek country style interior - meanwhile sky lights and pretty windows throw light and movement back into the rooms. The natural shades used throughout the barn will provide the perfect canvas to inspire your own, unique, finishing touches.

A cross-section of the house gives the view of the ground floor, upper ground floor and first floor, which has divided up the large barn and spreads the living rooms and private space over three levels. Hence creating a wonderfully flexible and adaptable layout that can be adjusted as the needs and wants of your family life alter with time.





## Welcome to Stone Barn

Park your car on the gravel driveway to the front and make your way along the path edged with scented lavender and spring bulbs. Alternatively, the rear of the house can be reached via the double gates that lead to a gravel area providing lots more off-road parking.

As you enter the hallway, admire this light and bright space where large windows allow beams of lovely natural daylight to flood in. The pine staircase creates a wonderful focal point to this adaptable zone which is large enough to also be used as a dining hall and when the festive season comes this is certainly the perfect spot to place your Christmas tree stacked with gifts, decorations and twinkling lights.



“  
*There’s a plethora of hand-made wooden cabinets and plate racks in a natural wood finish to store away your china, glassware and kitchen appliances.*  
 ”



The large country kitchen can be found on the ground floor where your friends and family will be immediately guaranteed the warmest of welcomes. A cream four-oven Aga is set within an attractive brick surround with an ancient timber beam overhead. There’s a plethora of hand-made wooden cabinets and plate racks in a natural wood finish to store away your china, glassware and kitchen appliances. With a refreshing drink in your hand, step out onto your west-facing, Mediterranean inspired courtyard... this enchanting terrace will surely help you unwind at the end of a busy week! Even during the cooler months, you will be tempted to relax out here.

Back inside and along the corridor from the kitchen you’ll discover a small, yet bright, double bedroom currently used as a day room.

Next to here is a family bathroom with bath, shower, hand basin and lavatory. At the end, there’s a large double bedroom with fitted wardrobes, built-in shelving and its own en suite shower room.



Make your way back to the entrance hallway and immediately on your right is another double bedroom with a window that overlooks the ancient mossy wall and the lovely Keeper's Cottage opposite. Returning to the front of the house, a fourth double bedroom has useful fitted wardrobes and the adjacent shower room / guest's cloakroom completes the ground floor living accommodation. The utility room is ideally situated by the front door and the array of practical storage cupboards and sink makes for the swift disposal of muddy boots, coats, laundry chores and dirty paws!



As you take the stairs that rise to the first floor, the dining hall below creates an attractive scene to entertain friends and family, where a dozen or more can sit down to dine comfortably.



“ Reach for a book and curl up on your sofa...although you may be here for a while! ”



Once upstairs, open the stripped pine door and step into your restful sitting room, where one window looks out over the Welland Valley towards Barrowden and another larger window to the side throws in lots more light. Fitted bookcases and an attractive, and very effective, open fire create a room to be enjoyed in all seasons. Reach for a book and curl up on your sofa...although you may be here for a while!

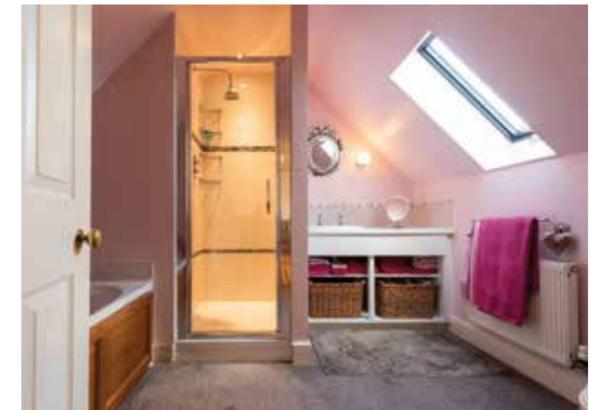


Finally, you'll discover the master bedroom suite; here the large bedroom space flows into a dressing area with fitted wardrobes to either side before you reach your en suite bathroom with bath, shower enclosure, hand basin and lavatory. Grab the fluffiest of towels, light your candles and your own spa-like sanctuary awaits!



WHAT WE LOVE ABOUT THE HOME

*Inside and out play equally significant roles in the design of Stone Barn and we think the home offers something special to suit everyone. It has such a nice, chilled feeling with different zones; space for the children to play with space for the adults to work and the second barn is a real bonus. This charming barn has a warm heart!*





WHAT THE OWNERS LOVE ABOUT THE HOME

*“This is a great party house – it’s perfect for entertaining in all seasons; children’s tea parties with garden games, cosy winter kitchen suppers, festive feasts for family and friends in the dining hall or serving tapas and cocktails on the sunny terrace. We have loved being custodians of Stone Barn but it’s now time for its next chapter to begin”*



Light and Shade

Time now to explore the rear garden that has been cleverly designed with entertaining areas dotted all around to chase the sun or provide you with shelter and shade. Adjacent to the terrace and edged by the grassy lawn, a large eucalyptus tree moves constantly in the slightest of breeze, and in the summer months you can harvest delicious soft fruits from the heavily laden branches of the fig tree.



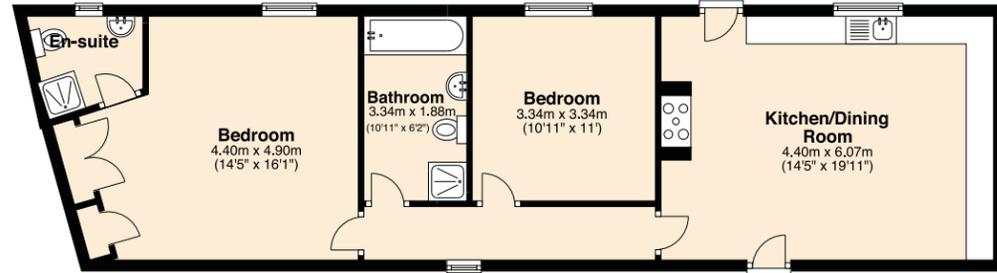
A wonderfully large terrace area links the house and garden to a separate barn that lends itself for a number of different uses and offers scope for a wonderful conversion (subject to local planning permission) to create self-contained annex accommodation, games room, home office, workshop or studio.

With rafters, beams and exposed stonework walls the opportunities and potential to design something special is waiting for you here.





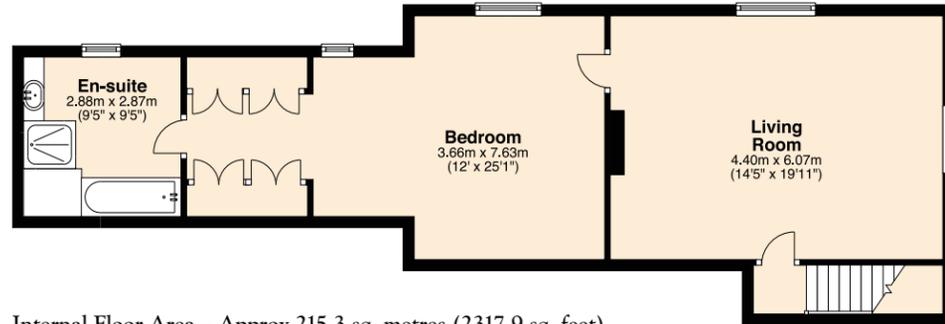
**Ground Floor**  
Approx. 75.2 sq. metres (809.5 sq. feet)



**Upper Ground Floor**  
Approx. 73.8 sq. metres (793.9 sq. feet)

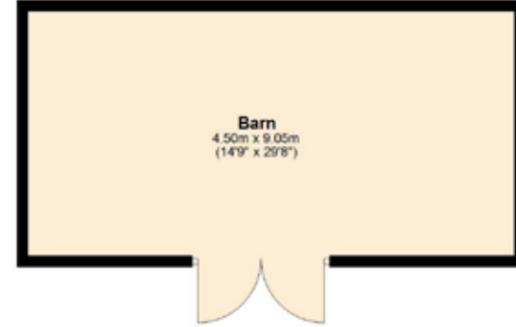


**First Floor**  
Approx. 66.4 sq. metres (714.5 sq. feet)



Internal Floor Area – Approx 215.3 sq. metres (2317.9 sq. feet)  
 Barn Floor Area – Approx 40.7 sq. metre (438.6 sq. feet)  
 Total Floor Area – Approx 256 sq. metre (2756.5 sq. feet)

**Barn Ground Floor**  
Approx. 40.7 sq. metres (438.6 sq. feet)



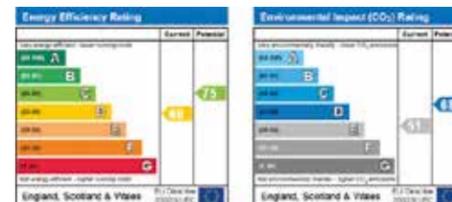
## The Finer Details

The house is situated within a conservation area.

Size of plot is approx.. one third of an acre.

Local area authority planning consent was granted (now lapsed) approximately 10 years ago to convert the barn into residential living accommodation with a mezzanine bedroom, additional windows and a skylight. If you are interested to learn more about this original concept, please ask us for a copy of the plans and we will be happy to help.

- Electric 4-oven Aga with integrated 2-ring gas hob
- Open Fire
- Gas Central Heating System, with new boiler fitted approx.. autumn 2018.
- Septic tank
- East Northants District Council, council tax band G
- Freehold Tenure



## Out and about

Close to the River Welland and on the border of the county of Rutland, the picturesque village of Wakerley neighbours the slightly larger village of Barrowden with an excellent community shop and superb village pub 'The Exeter Arms'.

Wakerley Great Wood is part of Rockingham Forest, and considered to be one of the loveliest areas with paths for exploring and access to open countryside all around for energetic walks, bike rides, bridleways or gentle evening strolls.

The market towns of Uppingham, Stamford and Oakham are situated only a few miles away where you can enjoy locally produced artisan goods, food and drink including the award winning 'Hambleton Bakery' and all the shops and amenities you might need such as family run butchers, chemists, opticians, doctors, dentists, vets, independent and state primary and secondary schools, libraries, supermarkets, teashops, restaurants, cafes, antique shops, boutiques and book shops.

## LOCAL TOWNS, APPROX.. DISTANCES AND TRAVEL TIMES

- Uppingham: 6.7 miles, 13 minutes
- Stamford: 7.8 miles, 15 minutes
- Corby: 10.4 miles, 16 minutes
- Oakham: 11.3 miles, 19 minutes
- Peterborough Railway Station: 16.6 miles, 25 minutes





# STONE BARN

Stone Barn, Main Street, Wakerley, LE15 8PA

To view Stone Barn call David or Lottie Crooke  
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Presented by

