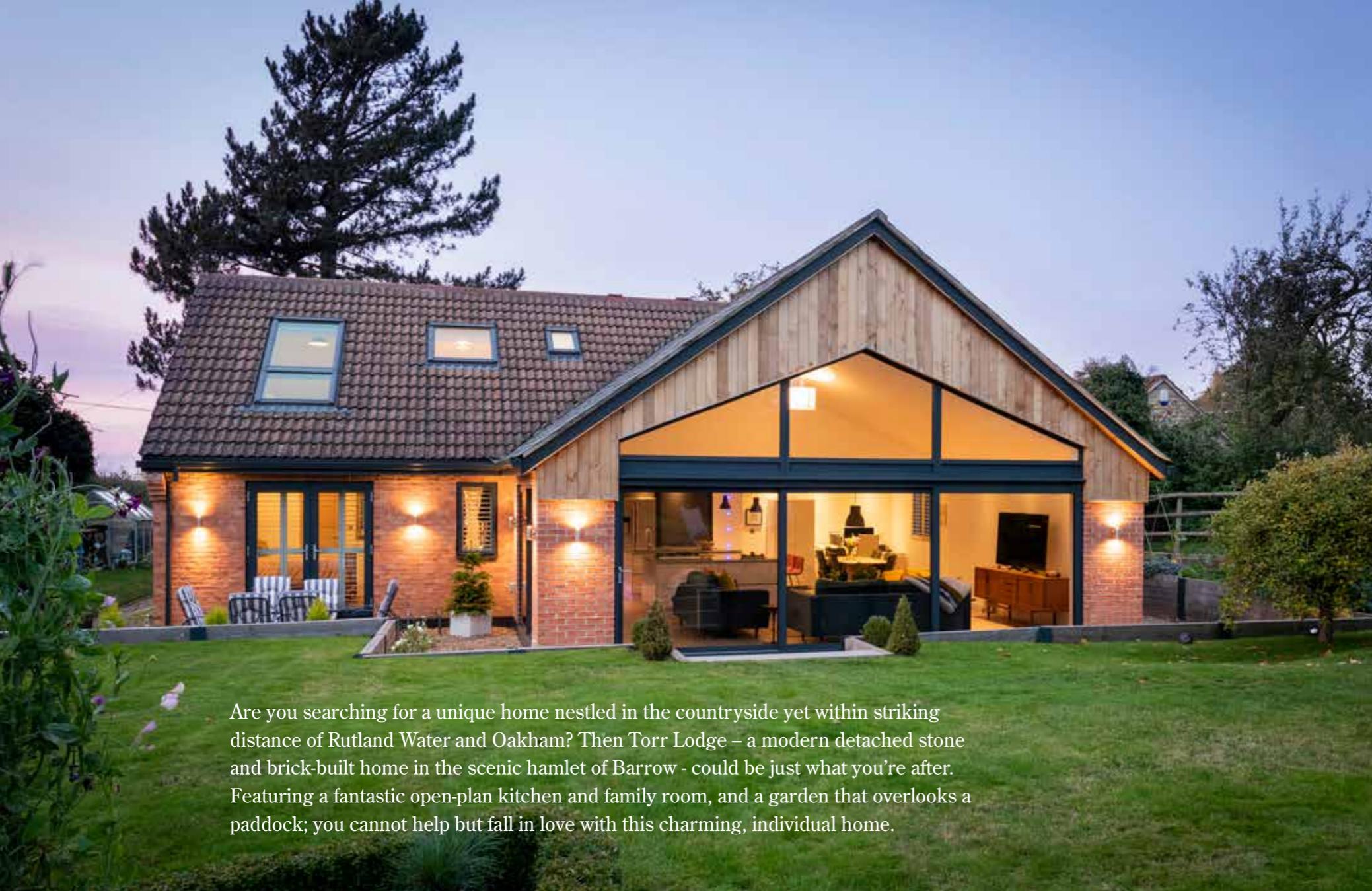




TORR LODGE

— BARROW —



Are you searching for a unique home nestled in the countryside yet within striking distance of Rutland Water and Oakham? Then Torr Lodge – a modern detached stone and brick-built home in the scenic hamlet of Barrow - could be just what you're after. Featuring a fantastic open-plan kitchen and family room, and a garden that overlooks a paddock; you cannot help but fall in love with this charming, individual home.

A WARM WELCOME

Constructed in 1998, Torr Lodge has since been extensively redesigned with the addition of a large extension and second floor. Pull onto a spacious gravel driveway containing a double garage, utility area and loft space above. Admire the sleeper edged, raised borders with clipped box hedging that continues to the side of the home before coming to an attractive front door flanked by glazed windows.

Cosy underfloor heating ensures an inviting welcome from the moment you step through into the light and airy hallway. The elegant and low-maintenance wood flooring extends into the snug, kitchen, and ground floor bedrooms, complementing the crisp and fresh decoration scheme, finished by plantation shutters to the windows.

Hang up your coats in the cupboard, and head past a cloakroom – featuring blue automated lighting, suspended basin unit and stylish loo – before arriving in a comfortable snug overlooking the front. A lovely retreat where you can enjoy an intimate glass of wine with friends or unwind with a good book away from the hubbub of the kitchen.





THE HEART OF THE HOME

The fabulous open plan kitchen and family room will be the envy of all your visitors. Here you will discover beautiful sliding doors and a large apex window providing endless daylight and a perfect view to the terrace, garden and the tranquil setting. Come summer, why not slide open the doors and take the party outside?

A dominant line of streamlined cupboards inset with two self-cleaning ovens make for ease of cooking and preparation. Step back and admire twin central islands topped with granite, which host

plenty of storage, a wine fridge, inset double sink and a five-ring gas hob between them. A cleverly designed kitchen to ensure that the cook never misses out on the party!

Above, chic low-hanging lights and mood spotlighting illuminates the work surfaces, creating a relaxed atmosphere that encourages the whole family to cook and hang out together. You will also find space for a dishwasher and an American-style fridge-freezer, plus a large pantry cupboard for storing away those baking supplies.



A handy study zone, where the kids can do their homework, sits beside the main preparation area, while a bright dining and seating section allows you to spend quality time with your loved ones.

THE LOWER QUARTERS

Turning right from the hallway, you will find the peaceful principal suite benefiting from a tiled en suite with auto lighting, suspended basin vanity unit and loo, and a large power shower illuminated by contemporary blue lighting. After freshening up in the morning, pick your outfit from the big walk-in wardrobe and step out of the French doors to meditate on the birdsong, brew of choice in hand.

A further double can be found to the end of the hallway with a side window. An integral door from here leads into the garage and utility area.



THE UPPER QUARTERS

A bespoke oak staircase fitted with a runner carpet rises to the first floor, passing a storage shelf that sits beneath a large Velux window. On the light filled landing, there is another Velux window and eaves storage.

To the left you will find a lovely, light-filled double bedroom where a spectacular floor to ceiling Velux window frames the garden and further paddock – what a peaceful view to wake up to.

Adjacent, a fully tiled family bathroom incorporating a Velux window, large L-shaped bath with power shower and hand shower fitting, basin and lavatory.

The final, bright double bedroom lies on the right, featuring a Velux window and double doors to a Juliet balcony that overlooks the vegetable patch and side paddock. With built-in wardrobes and a modern en suite shower room, this creates the perfect retreat for older children who desire more independence.



STEP OUTSIDE

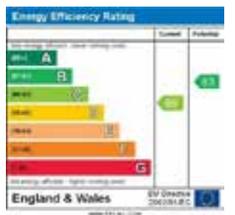
The enclosed garden wraps around both sides of the home and converges in an immaculate lawn backing onto neighbouring paddocks. Tucked behind an apple tree is a fully insulated summer house with power, currently used as an office and art studio. Steps from the lawn lead back to the gravel terrace, with an alfresco seating and dining area nestled to the side of the kitchen. This pretty garden, replete with mature trees and clipped box hedging to the flower beds, also boasts a raised vegetable patch, greenhouse and separate sheds.



THE FINER DETAILS

Freehold
 EPC rating C
 Rutland County Council, tax band E,
 £2535.38 (2020/21)
 Gas central heating
 Under floor heating to ground floor

Ground floor: approx. 154.4 sq. metres
 (1662.4 sq. feet)
 First floor: approx. 47.2 sq. metres
 (508.4 sq. feet)
 Total area: approx. 201.7 sq. metres
 (2170.8 sq. feet)



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ON YOUR DOORSTEP

The quiet and leafy village of Barrow is close to Stamford, Melton Mowbray, and less than five miles from Oakham, an upmarket county town supporting an array of independent shops, pubs, restaurants, and eateries. In the finer months, bike or walk along Oakham's 23-mile perimeter trail or mosey on over to Rutland Water for a day or two of water-based fun and outdoor activities. Excellent schools here include the independent co-ed Oakham School, Catmose College, and Harington School – rated the ninth-best sixth form college in the country by The Sunday Times.

Closer to home, St Nicholas CoE Primary is just a mile away in the village of Cottesmore, where you will also find a post office and store, pub and chip shop, and sports and social clubs. A café, pub, play area and surgery are available in the nearby village of Market Overton, and Barrow Stables offers a wide range of livery and qualified tuition, all in a secure horse-friendly environment.

The A1 and the A606 provide easy access to the many pretty market towns and vibrant cities around Rutland, while trains from Oakham run to London King's Cross (c. 90 mins).

LOCAL INFORMATION

- Oakham 5.5 miles (9 minutes)
- Melton Mowbray 12 miles (22 minutes)
- Stamford 14 miles (21 minutes)
- Peterborough 27 miles (35 minutes)
- Leicester 30 miles (50 minutes)



Torr Lodge, Main Street, Barrow LE15 7PE



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