



COURT BARN
MAIN STREET, COLD OVERTON

JAMES
SELICKS

SALES • LETTINGS • SURVEYS • MORTGAGES

A BEAUTIFULLY-PRESENTED, FOUR-BEDROOM BARN CONVERSION WITH OFF-ROAD PARKING AND GARAGING NESTLED INTO THE HEART OF COLD OVERTON.



SALES • LETTINGS • SURVEYS • MORTGAGES

Court Barn

9 Main Street, Cold Overton
Oakham, Rutland LE15 7QA

Kitchen • Three Reception Rooms •
Utility Room, Downstairs Cloakroom •
Four Double Bedrooms • Family
Bathroom, One Ensuite • South-West
Facing Garden • Double Garage, Off-
Road Parking • Village Location • EER
- TBC •

ACCOMMODATION

Enter the property through a solid oak door into the breakfast kitchen. The breakfast kitchen has a good range of floor-standing and wall-mounted cabinetry, a central island and space for a small breakfast table or sofa. There are a variety of integrated appliances, an oil-fired AGA, and space for a fridge freezer.

A few steps lead from the breakfast kitchen up into the spacious dining room that provides access to the further ground floor accommodation and has stairs rising to the first floor. The utility room sits to one side of the dining room with further storage, space for white goods and a door into the downstairs cloakroom. To the other side a couple of steps lead down to an office that is fully glazed on one elevation allowing plenty of light and has a door opening back out to the driveway. To the far end of the dining room, a set of double doors open into the main reception room, a cosy space featuring a stone fireplace with log burner inset. All three reception rooms have French doors opening out to the garden creating a wonderful flow from the living spaces out into the garden.

To the first floor there are four bedrooms, a family bathroom and an ensuite. The primary bedroom sits to one end with ample built-in storage, a walk-in wardrobe and an ensuite shower room. There are two further double bedrooms to the rear of the property, both with built-in wardrobes and another double bedroom sitting to the front. The first floor is completed by a family bathroom with a bath with

shower over, wash hand basin and low flush lavatory.

Court Barn is a beautifully appointed and deceptively spacious property, modernised whilst retaining its character with the original exposed beams throughout the first-floor.

OUTSIDE

The property is approached via shared gravelled driveway leading to the property and the double garage with roller shutter doors and space for two cars in front of it. The garden to the rear is south-west facing garden benefitting from the sunshine throughout the majority of the day. The garden is walled on all sides with a circular lawn surrounded by gravel creating a great space for outdoor furniture and entertaining. There are mature borders providing year-round interest and a pedestrian door leading into the back of the double garage.

LOCATION

Cold Overton is situated on the Leicestershire/Rutland borders in some of the county's most scenic countryside. Cold Overton is a small rural village with easy access to the popular market towns of Oakham, Uppingham and Market Harborough, the latter providing mainline rail access to London St. Pancras in just over an hour. The area is particularly well served by popular schooling in both the state and private sectors with primary schools nearby in Somerby, Langham, and Oakham itself and high performing secondary schools in both Uppingham and Oakham.

DIRECTIONAL NOTE

Head out of Oakham on the B640 towards Barleythorpe, take the first exit at the roundabout to Langham, once in Langham take the Cold Overton Road. As you approach the village of Cold Overton you will see Gates Garden Nursery on your left, continue past the entrance and take your next right, signposted "Cold Overton". Continue along and you will find Court Barn on your left-hand side just after passing the church.

SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and oil-fired central heating.
Council Tax Band F.





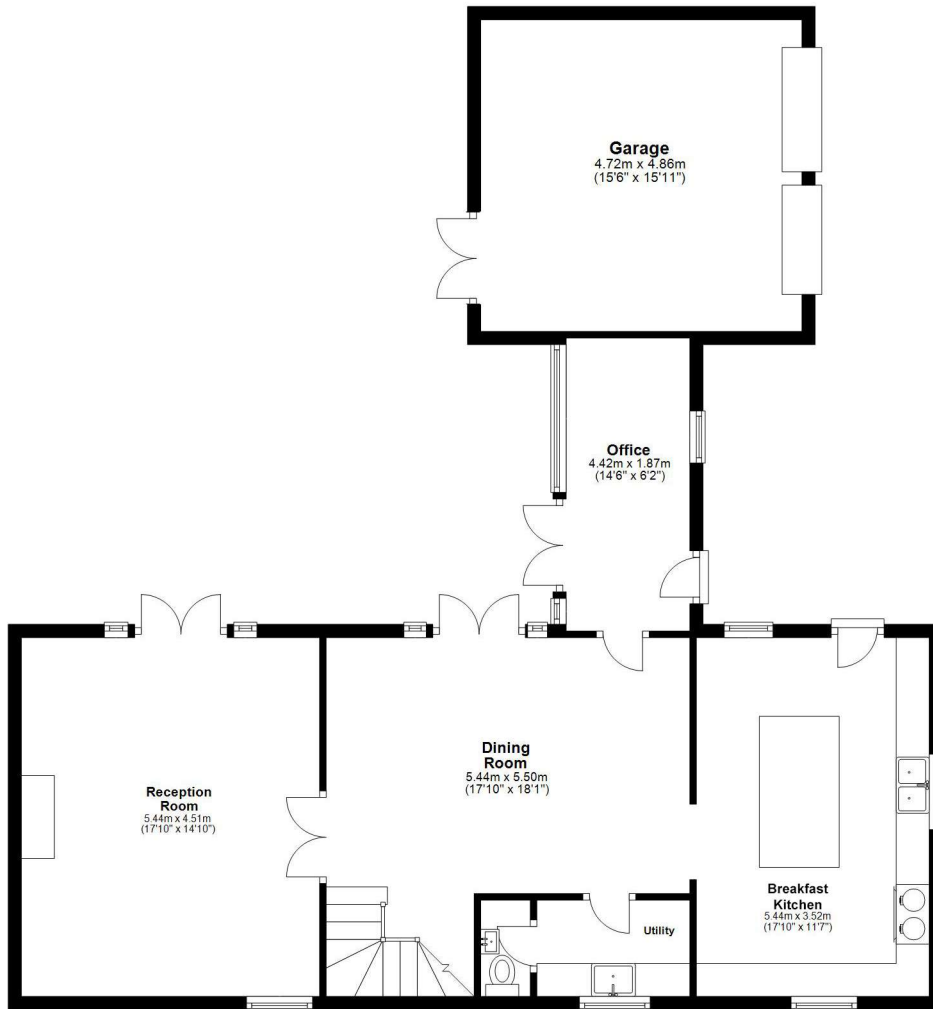
Court Barn, 9 Main Street, Cold Overton, Oakham, Rutland LE15 7QA

House Total Approx. Gross Internal Floor Area = 1739.8 ft² / 161.6 m²

Measurements are approximate, not to scale, illustrative purposes only.

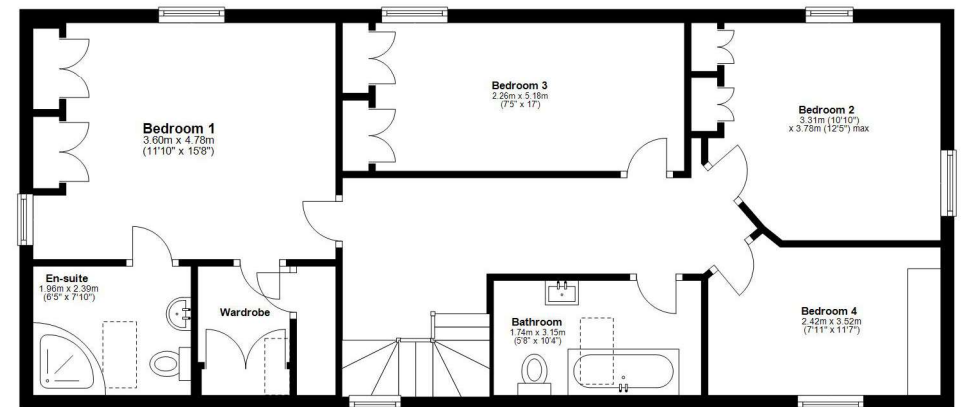
Ground Floor

Main area: approx. 83.3 sq. metres (896.1 sq. feet)
Plus garages, approx. 22.9 sq. metres (246.9 sq. feet)



First Floor

Approx. 78.4 sq. metres (843.6 sq. feet)





**JAMES
SELICKS**

www.jamesselicks.com

Oakham Office
6-8 Market Place
Oakham Rutland LE15 6DT
01572 724437
oakham@jamesselicks.com

Market Harborough Office
01858 410008
Leicester Office
0116 285 4554
London Office
0207 839 0888



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

SALES • LETTINGS • SURVEYS • MORTGAGES