



PRIMROSE CLOSE  
BARLEYTHORPE, RUTLAND

JAMES  
SELICKS



# “... WELL-BALANCED ACCOMMODATION PRESENTED TO A HIGH STANDARD ...”

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Situated in a quiet cul-de-sac in Barleythorpe, this three-storey detached property offers well-balanced accommodation ideal for family living. The home has been maintained to a high standard by the current owners who present it in a stylish and well-considered manner throughout. Local amenities are within easy reach and Oakham town centre is a short distance away.

Kitchen Dining Room • Two Reception Rooms • Downstairs Cloakroom • Master Bedroom With Ensuite And Dressing Area • Four Further Bedrooms • Two Further Bath/Shower Rooms • Private Rear Garden • Double garage and driveway • Village location • EPC - B •

## Accommodation

The entrance hall gives access to a W/C, a modern kitchen and dining room with doors opening to the rear garden, a family room and a full-length living room providing an excellent everyday living and entertaining space with further garden access.

The first floor offers the principal bedroom with dressing room and ensuite, two additional double bedrooms and a family bathroom.

The top floor provides two further double bedrooms served by a Jack and Jill bathroom, making this level well suited to guests, older children or home working.

## Outside

The rear garden is fully enclosed and mainly laid to lawn with patio and decking areas providing space for outdoor seating. Flower borders add structure and interest.

To the front, a large driveway provides ample off-road parking and leads to the detached double garage. The property also benefits from an EV charging point and gated side access to the garden.



## Location

Barleythorpe is a growing village on the edge of Oakham in Rutland, blending historic charm with modern convenience. It features heritage buildings like Barleythorpe Hall and enjoys excellent access to amenities in nearby Oakham. The area offers outstanding schooling, including top-rated state and independent options such as Oakham and Uppingham Schools. Just a short drive away, Rutland Water provides opportunities for sailing, walking, cycling, and wildlife watching. With good transport links and a strong local community, Barleythorpe is ideal for families and commuters.

## Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council – Tax Band F

## Tenure

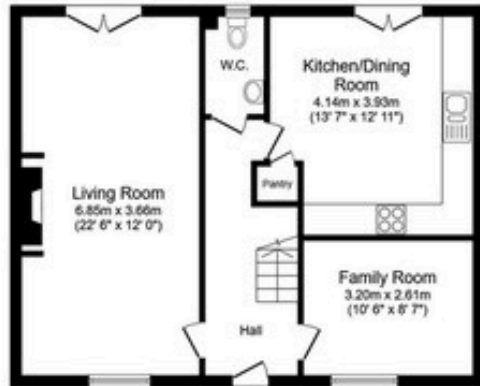
Freehold



6 Primrose Close, Barleythorpe, Oakham, Rutland LE15 7UH

House Total Approx. Gross Internal Floor Area incl. Garage = 2141 ft<sup>2</sup> / 198.7 m<sup>2</sup>

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



Ground Floor

Floor area 60.4 sq.m. (651 sq.ft.)



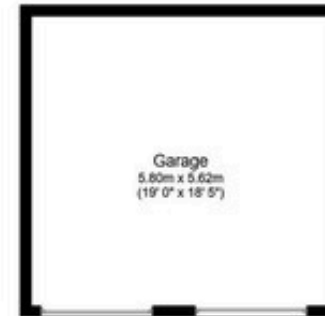
First Floor

Floor area 60.4 sq.m. (651 sq.ft.)



Second Floor

Floor area 45.3 sq.m. (488 sq.ft.)



Garage

Floor area 32.6 sq.m. (351 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Notice**

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**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.

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