



WING BARN

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“...BEAUTIFULLY RENOVATED & EXTENDED, OFF-GRID RURAL HOME...”

Wing Barn is a beautifully renovated and extended, off-grid rural home, nestled into its own plot of approximately three and a half acres with 360-degree panoramic views of the Rutland countryside.

Breakfast Kitchen • Dining Room • Living Room • Utility, Downstairs Cloakroom • Four Double Bedrooms • Three Bathrooms • Garaging & Outbuildings • Entertaining Terrace with Outdoor Kitchen • Formal Garden • Paddock Land • EER - C •

Accommodation

Wing Barn has been lovingly developed by the current owners, using an array of natural materials throughout. Accessed via an oak framed storm porch, the front door opens into large entrance hall flowing directly into the kitchen and living areas on either side. The sandstone flag floors, exposed stonework, floor to ceiling windows and timber and glass staircase create an impressive first impression upon arrival.

To the left of the entrance hall is the kitchen with a range of handcrafted cabinets, a large central island and a stunning seating area with bi-folding doors opening out to the terraces offering a wonderful flow from in to out and taking in the views beyond. Accessed from the kitchen, there is a rear lobby, a large utility and downstairs cloakroom with a wet room shower.

The entrance hall flows off to the right into the dining area with a striking 360-degree wood burning stove. Steps lead down into a spacious and light-filled living room with fabulous, exposed beams and a further set of bi-folding doors opening out to the terrace.

Behind a sliding oak door, a small number of steps take you down to the ground floor bedroom accommodation. Two peaceful double bedrooms share a stylish Jack and Jill style shower room and bi-folding doors lead out to



the garden beyond. Should the purchaser choose, this part of Wing Barn could also be used as a separate one-bedroom annexe.

The final two double bedrooms are located on the first floor via a mezzanine landing with solid oak throughout.

These stunning bedrooms offer tiled ensuite shower rooms, and the master bedroom is complemented by an in-room bath tub, perfectly positioned under the window to make the most of the glorious countryside views.

Outside

The property stands in its own plot of just over three and a half acres offering panoramic 360-degree views. It is approached through electrically controlled entrance gates, via a sweeping tree lined driveway with a detached oak framed double car-port and lean to log store to the front of the house. The driveway continues round to the rear where there is additional parking and an enclosed double garage with remotely controlled electric doors. There are a mix of outdoor living and entertaining areas with covered seating, an outdoor kitchen, and an enclosed courtyard style formal garden. Amongst the surrounding paddock land can be found a newly planted orchard along with a partly enclosed timber field shelter.

This exceptional property is a rare visitor to the open market and offers any prospective purchaser the chance to live in stylish and luxurious accommodation whilst being nestled into a beautiful countryside location.

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NATURAL MATERIALS THROUGHOUT. ”





Location

Wing Barn sits between the much sought-after villages of Morcott and Wing. Situated amongst some of Rutland's most beautiful countryside, not far from the A47, thus conveniently located easy commuting to Peterborough and Leicester. The east coast mainline runs through Peterborough, providing easy access to London and the northeast. The local market town of Uppingham is within 5 miles and provides excellent local amenities and shops. Wing village offers the well-known and much-loved pub, The Kings Arms and a popular farm shop comprising a restaurant/tearoom and a range of local farm produce, fine wine and everyday essentials.

Directional Note

From Oakham take the Uppingham Road (A6003), passing under a bridge and climbing the hill. At the top of the hill take the left turn sign posted to Manton. On entering Manton take the first turning on the right onto Wing Road. Continue on this road until you enter the village of Wing and continue through the village. After leaving the village continue for about a mile and you will find the driveway for Wing Barn on your right-hand side.

Services & Council Tax

The property is offered to the market with all off-grid utilities and underfloor heating throughout the entire ground floor. Full information is available upon request. Council Tax Band G.

Tenure

Freehold

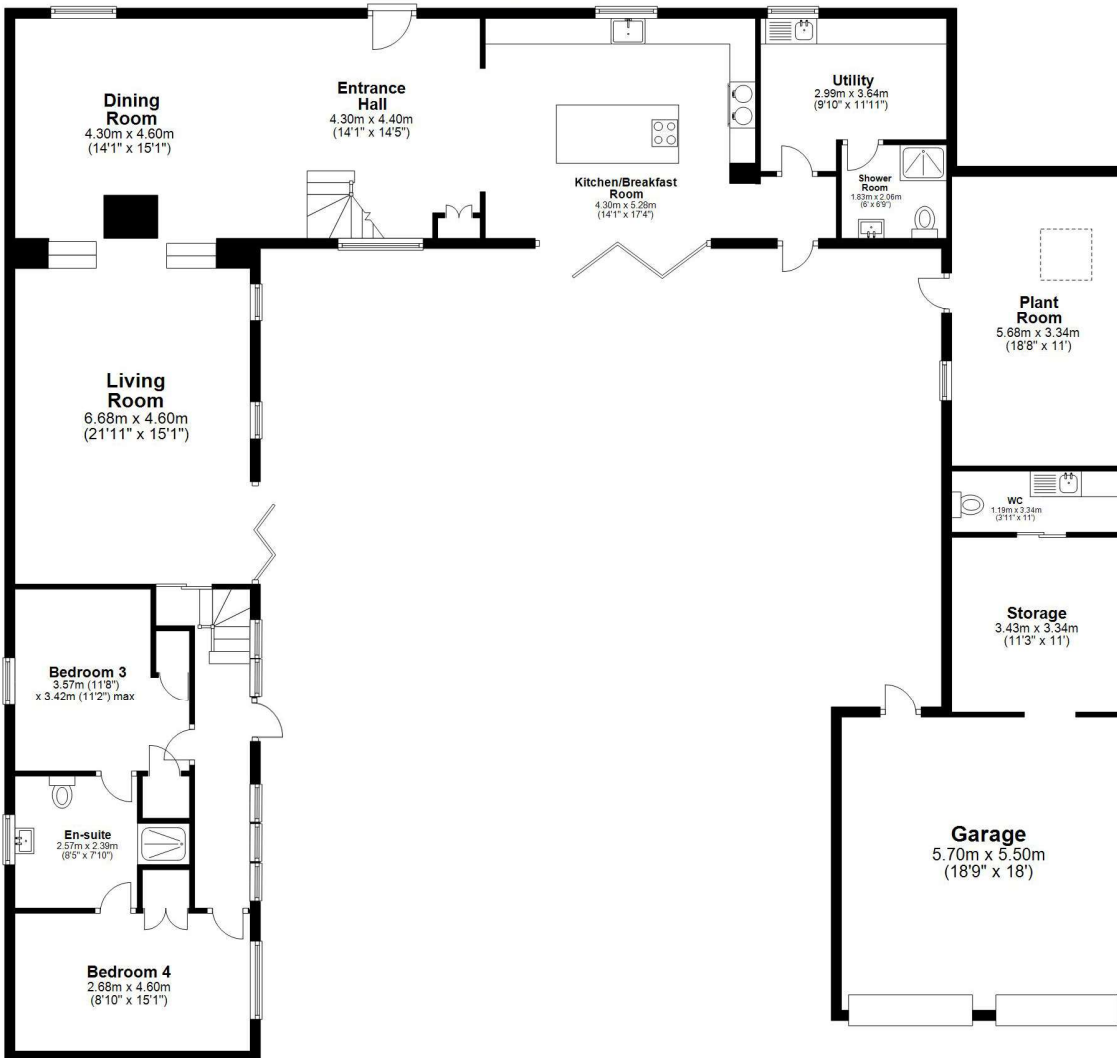
“... PLOT OF JUST OVER 3 ACRES
OFFERING 360-DEGREE PANORAMIC
VIEWS”



Wing Barn, Wing Road, Morcott, Oakham, Rutland LE15 9DA
 House Total Approx. Gross Internal Floor Area excl. Garage = 2666.4 ft² / 247.7 m²
 Measurements are approximate, not to scale, illustrative purposes only.

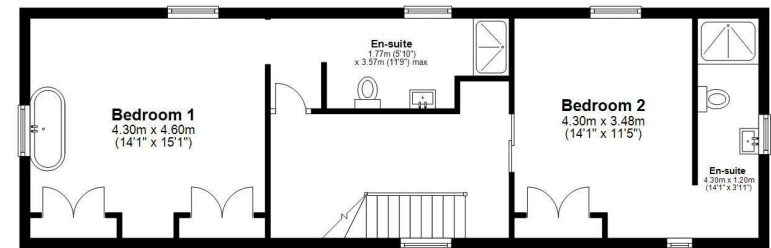
Ground Floor

Main area: approx. 186.7 sq. metres (2009.8 sq. feet)
 Plus garage, approx. 51.4 sq. metres (551.5 sq. feet)



First Floor

Approx. 61.0 sq. metres (656.7 sq. feet)



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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.

