



Pinfold Lane, South Luffenham
Asking Price Of £685,000





Set within the peaceful village of South Luffenham, the opportunity has arisen to acquire an unlisted four-bedroom stone barn conversion believed to have been converted in the 1980's. This lovely stone residence has many features and a twist of modern throughout creating a great family home.

Byre House, has been greatly improved throughout and boasts generous proportions and flexible accommodation creating entrance hall, dining kitchen, sitting room, guest bedroom with en-suite, two further spacious bedrooms and family bathroom to the ground floor. To the first floor is the principal suite which includes a vaulted bedroom, dressing room and four-piece en-suite. With a beautiful, landscaped garden and good size driveway leading to a detached double garage.





SERVICES: Gas Central Heating

TENURE: Freehold (unlisted)

COUNCIL TAX: BAND: E

EPC: D







ENTRANCE HALL:

KITCHEN / BREAKFAST ROOM: 5.52m x 4.55m (18'1" x 14'11")

LIVING ROOM: 4.24m x 7.20m (13'11" x 23'7")

BEDROOM TWO: 4.25m x 3.90m (13'11" x 12'10")

EN SUITE:

BEDROOM THREE: 2.87m x 5.10m (9'5" x 16'9")

BEDROOM FOUR: 2.55m x 4.07m (8'4" x 13'4")

BATHROOM:

LANDING:

BEDROOM ONE: 3.09m x 5.12m (10'2" x 16'10") (Vaulted ceiling)

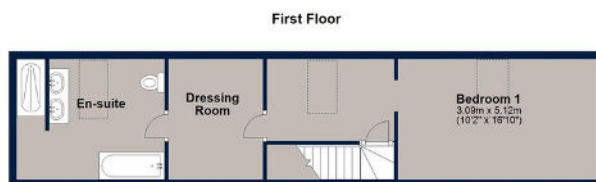
DRESSING ROOM:

EN SUITE:



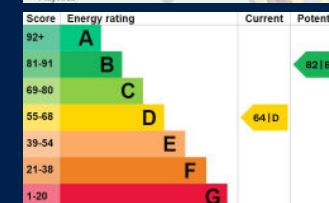


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Total area: approx. 166.5 sq. metres (1791.7 sq. feet)
 Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
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South Luffenham is a charming village with two public houses, The Boot Inn and The Coach Inn, and the parish church. There is a primary school in neighbouring village of North Luffenham. The attractive and sought after market towns of Uppingham (six miles), Stamford (seven miles) and Oakham (eight miles) all offer renown schools and an eclectic mix of independent and High Street retail names and restaurants. Stamford and Oakham also offer rail services between Birmingham and Cambridge, linking, at Peterborough, to commuter services to London Kings Cross from 50 minutes. There are also lovely walks and countryside from the village, with golf, horse riding and more in the wider local area, whilst Rutland Water, which offers a range of sporting activities, is just 2.5 miles south of the village.



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