



2 PRIORY BARNES

KETTON



KING WEST





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These particulars are intended as a guide and must not be relied upon as statements of facts

A stunning three-bedroom barn conversion, offering characterful features, spacious interior living, an idyllic courtyard garden and off-road parking, nestled in the sought-after Rutland village of Ketton.

2 Priory Barns

Church Street, Ketton, PE9 3RD

Stamford (3 miles), Uppingham (8 miles), Oakham (10 miles) Peterborough (17 miles) (London Kings Cross from 50 minutes) (All distances and times are approximate).

- A Grade II Listed family home built of stone under a Collyweston and Redstone roof.
- Spacious Entrance Hall with Convenient Downstairs Cloakroom
- Country-Style Dining Kitchen with integrated appliances
- Light filled Living Room with characterful log burner
- Principal bedroom with ensuite shower room
- Two further bedrooms and one family bathroom
- Picturesque courtyard with dining terrace and raised beds
- Off Road parking with two car parking spaces
- Nestled in the sought-after Rutland Village of Ketton

Priory Barns is a beautifully converted character property offering an abundance of rustic charm and stylish living across two floors.

Situation

Priory Barns is situated in the picturesque conservation village of Ketton. The village has its own post office, primary school, library and local shop. There are also two public houses.

Ketton lies within three miles of the A1, giving convenient access to the wider road network north and south.

More extensive facilities are available in the historic market town of Stamford which also offers a train service to Peterborough, Oakham, Melton Mowbray, Leicester, Birmingham & Norwich. The Cathedral City of Peterborough offers a main line rail service to London Kings Cross from around 50 minutes.

Recreational facilities in the area are many and varied with Rutland Water set to the north between Uppingham and Oakham, providing sailing, windsurfing, fishing, scenic walks and cycle rides. Golf is available at Luffenham Heath and Greetham Valley golf clubs. There is a wide range of schooling within easy reach of the village including independent schools in Uppingham, Oakham, Stamford and Oundle with a healthy mix of both state and private schooling options available.

Description

Priory Barns is a beautifully converted character property offering an abundance of rustic charm and stylish living across two floors. Formerly part of a historic cattle barn, this delightful home seamlessly blends period features with modern conveniences, all set within a picturesque courtyard garden.

Entering through a traditional stable door, you are welcomed into a charming entrance hall where exposed stonework and limestone flooring immediately set the tone for the character found throughout the property. To the left, a convenient cloakroom with a WC, vanity unit, and heated towel rail offers practical functionality for guests.

To the right of the entrance hall, the light-filled living room is an inviting space, flooded with natural light from large front-facing windows. A striking log burner sits within a beautiful stone fireplace, complete with a timber lintel, providing a cosy focal point. Fitted cabinetry and warm wooden flooring enhance the sense of comfort.

Beyond the entrance hall, the property opens into a delightful country-style dining kitchen. Featuring bespoke cabinetry and a traditional larder cupboard, integrated appliances and an electric induction oven. A window, once part of the original cattle barn, offers a glimpse into the property's rich heritage. A utility cupboard is neatly tucked away with plumbing for a washing machine, and the limestone flooring continues underfoot. The kitchen offers ample space for a breakfast table, making it a wonderful setting for family meals or entertaining.

The main staircase rises from the hallway, with a useful understairs cupboard, and leads to the first floor where exposed stone and beams bring a real sense of character to the landing.

The spacious principal bedroom is a tranquil retreat, with beautiful, exposed timbers and fitted wardrobes providing ample storage. It benefits from a stylish en-suite shower room complete with vanity unit and heated towel rail.

Further along the landing, the property continues to delight with a fitted bookcase, more exposed timbers, and stonework. The family bathroom is finished to a high standard with a vanity unit, bath, and a discreet linen closet.

The second bedroom, currently used as a home office, enjoys views to the front and includes a fitted cupboard. Completing the first floor, the third bedroom is a generous double, enjoying dual-aspect views to both front and rear, creating a bright and airy feel.

Outside

Outside, the property is accessed via a private driveway owned by the Priory, with rights of way leading to a gravelled area providing two parking spaces and a log store. A pedestrian gate from the driveway opens into a pretty and secluded courtyard garden.

This private outdoor space is beautifully landscaped, with a dining terrace perfect for entertaining, raised beds, and a stunning mature tree subject to a Tree Preservation Order. This magnificent tree, a local historical feature, is over 150 years old and forms the centrepiece of the garden.

Priory Barns is a rare opportunity to acquire a character home steeped in history and maintained with care, in a sought-after Rutland village setting.





General Remarks

Services

Mains water, electricity, gas and drainage are connected. Gas central heating. None of the services have been tested by the agents.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings and garden ornaments, are specifically excluded but may be available by separate negotiation.

Statutory Authority

Rutland County Council

Council Tax

Band D

Tenure

Freehold

Plans, Areas and Schedules

The plans and associated acreages have been prepared for illustrative purposes and their accuracy cannot be guaranteed.

Rights of Way, Easements, Way Leaves

The property will be sold subject to the benefit of all existing rights, both public and private including rights of way, supply of drainage, water abstraction, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves, whether referred to or not.

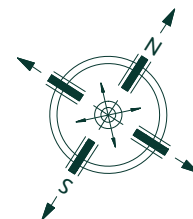
Viewing

The property may only be inspected by prior arrangement through King West.

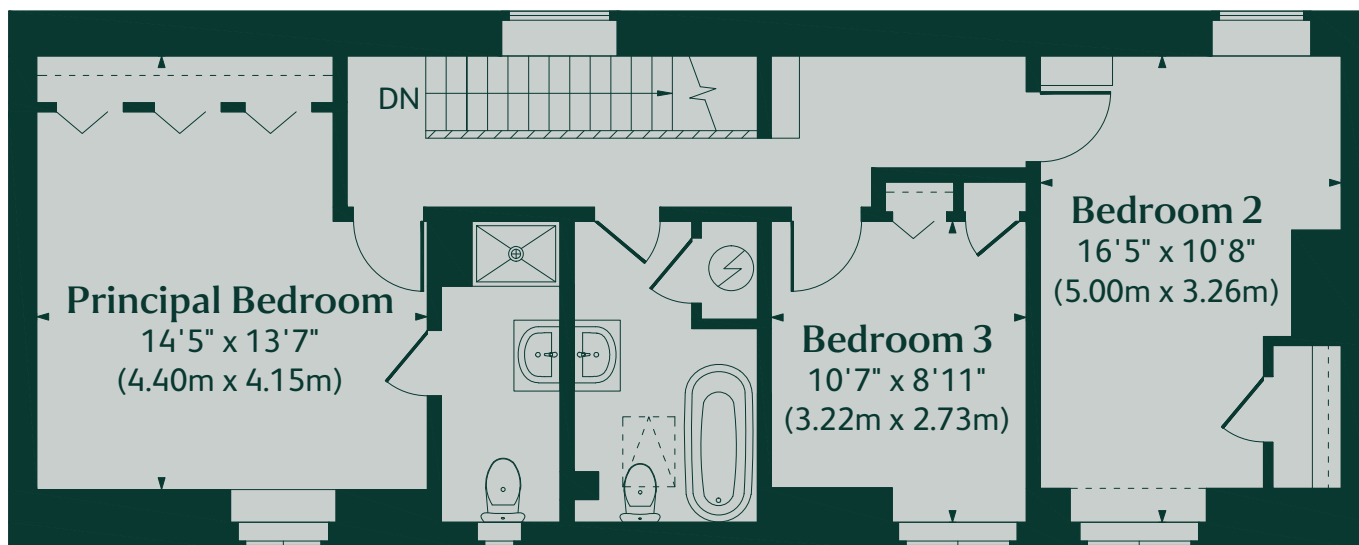
Directions

Following the High Street of Ketton, turn left onto Church Street, Priory Barns can be found opposite the Church through low stone walls onto a gravel driveway. Follow the gravel driveway to the end and turn right. You will see 2, Priory Barns, through a pedestrian gate off the gravel driveway.

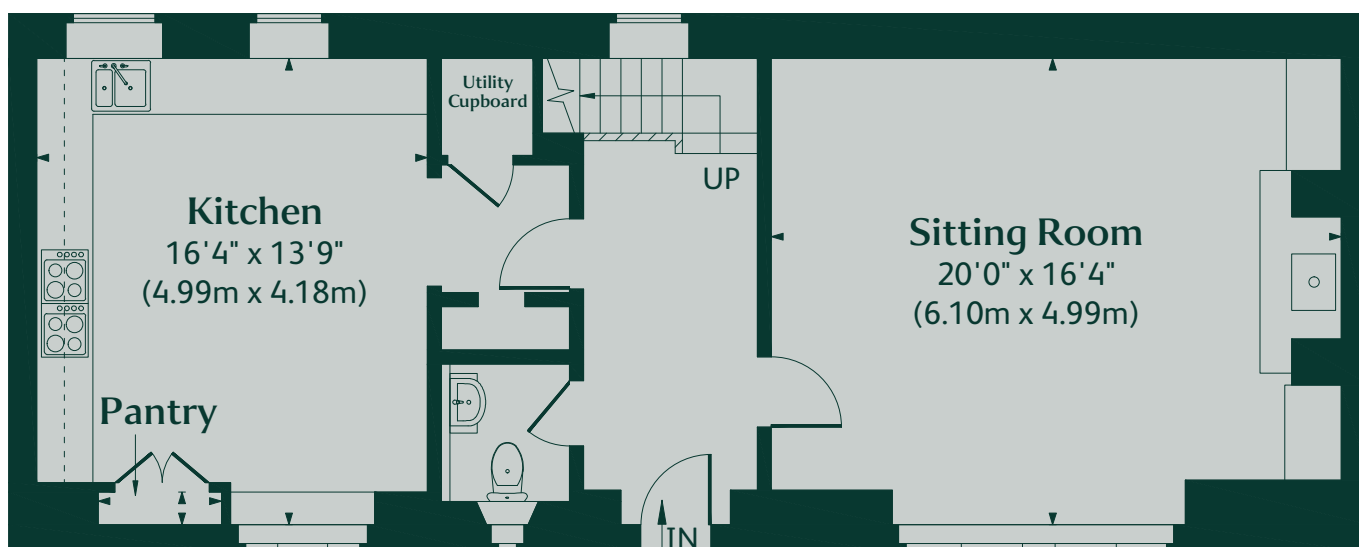
Floorplans



Approximate Gross Internal Area = 134 sq.m/1444 sq.ft



First Floor



Ground Floor

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