

The Longbarn Mews Ketton, Rutland

Richardson

01780 762433

Sheep Market House, Stamford PE9 2RB



KETTON

Nine Luxury 4 & 5 Bedroom – Architect designed properties

Plot 6 and 7A, The Longbarn Mews form part an elegant redevelopment of an original farmyard located in the heart of this thriving picturesque Rutland village. The Mews comprising of only nine properties in total offers a range of stone built, thoughtfully designed and luxuriously appointed 4 & 5 bedroom, architect designed properties using traditional building materials. Both 6 and 7A are 5 bedroom detached homes of style which offer character to combine a quality specification, creating comfortable yet contemporary living space, each has all the energy efficiency of a new home with the character of a traditional property

Ketton has good local amenities including a primary school rated as ‘outstanding’ in an Ofsted report March 2010, library, village shop/post office, public houses, church and sports amenities. The village lies approximately 4 miles south west of the historic market town of Stamford, which boasts excellent educational, retail and cultural facilities. The A1 road network (approx 2 miles) provides good access to the cathedral city of Peterborough and rail connections to London/King’s Cross (approx 50 mins).



GENERAL SPECIFICATION

The Longbarn Mews offers a choice of 4 & 5 bedroom architect designed properties, all set within an exclusive mews of stone built houses within the conservation area at the heart of this picturesque Rutland village.

Bespoke, hand built kitchens mixing natural hardwoods, hand painted finishes and extensive granite work surfaces. The kitchens will be generously equipped with top quality appliances incorporating the latest requirements for the modern kitchen.

Bathrooms will be fitted with fine contemporary and classic white sanitary ware from top end, designer ranges.

The electrical systems will incorporate the latest requirements for the modern family, including multiple media points, pre-wired to accept integrated sound and full security systems.

The electrical systems will incorporate the latest requirements for the modern family, including multiple media points, pre-wired to accept integrated sound and full security systems.

Where fitted, fireplaces are inglenook using stone, reclaimed brick and oak lintels with Villager or equivalent wood burning stoves. The advanced heating systems are natural gas, with the latest condensing boilers. All ground floors will have under floor heating with radiators supplying heat to the upper floors.

Traditional, timber flush casement double glazed windows will be used, satisfying the latest, most demanding insulation and ventilation requirements.



Plot 7a - £ 595,000

Ground Floor

Kitchen 6.0m reducing 3.0m x 6.7m
 Sun Room 3.1m x 3.4m
 Living Room 6.0m x 4.0m
 Garage

First Floor

Bedroom 1 6.0m x 3.3m
 Bedroom 2 6.0m x 4.0m
 incl. Dressing Room & En suite
 Bedroom 3 3.7m x 5.7m
 Study 3.7m x 2.2m
 Bathroom

Second Floor

Bedroom 4 3.9m x 3.3m
 Bedroom 5 3.4m (max) reducing to
 2.7m x 3.9m

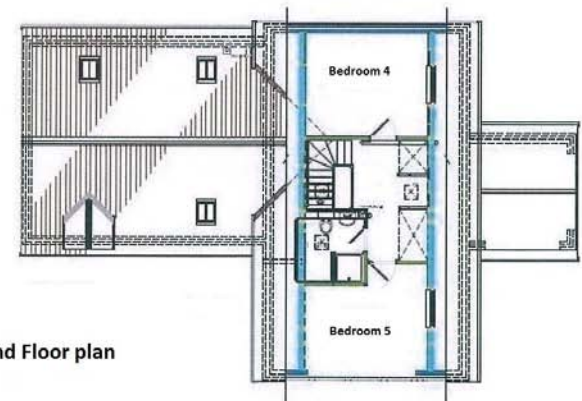
Note: The measurements are taken off the architect's plan and are therefore approximate and cannot be relied on.



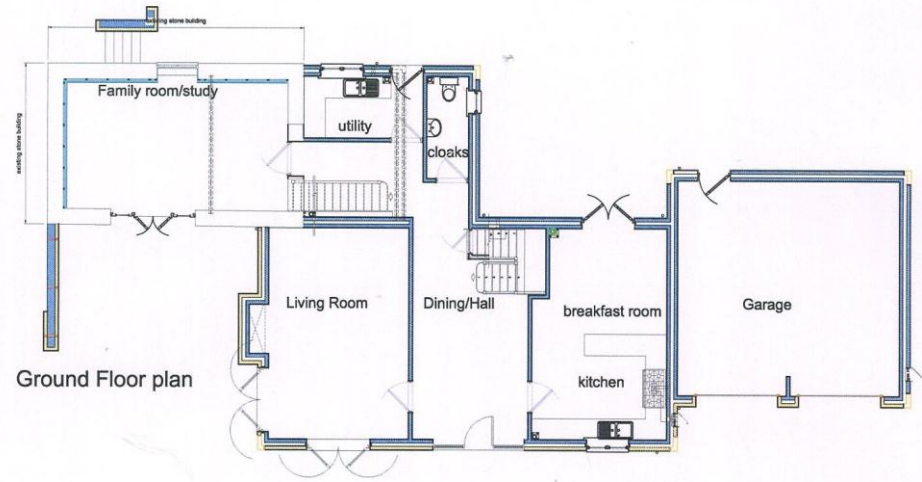
Ground Floor plan



First Floor plan



Second Floor plan



Plot 6 - £575,000

Ground Floor

Utility
 Cloaks
 Family Room/Study 6.3m x 3.6m
 Living Room 4.0m x 6.0m
 Dining/Hall 3.3m x 6.2m (including stairwell)
 Breakfast/Kitchen Room 3.9m (max) x 6.0m
 Garage 6.3m x 6.0m

First Floor

Bedroom 1 6.4m x 4.5m
 En Suite
 Bedroom 2 4.0m x 4.1m
 Bedroom 3 3.8m x 3.0m
 Guest Bedroom 6.7m x 3.5m
 En Suite
 Bedroom 4 3.3m x 3.0m

Note: The measurements are taken off the architect's plan and are therefore approximate and cannot be relied on.



These particulars are issued on the distinct understanding that all negotiations are conducted through Richardson. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expense incurred during the viewing. Richardson, for itself and for the vendors of the property, whose agent it is, given notice that; (1) these particulars do not constitute any part of an offer or a contract; (2) all statements contained in these particulars as to the property are made without responsibility on the part of Richardson or the vendor; (3) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; (4) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) the vendor does not make or give and neither Richardson nor any person in its employment has any authority to make or give any representation or warranty whatever in relation to this property.