



Hay Barn Cottage, 6 Mill Lane, Barrowden - LE15 8EH

Guide Price £600,000

EASTAWAY

Beautifully renovated stone cottage in Barrowden. Character features, modern kitchen, west facing garden, gated parking. Peaceful village with great walks, community, and easy access to local towns.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautifully renovated detached stone cottage in the heart of one of Rutland's most sought after villages
- Stunning open plan kitchen dining space with patio doors opening onto the west facing garden
- Character filled throughout with exposed stone walls, original beams, vaulted ceilings and unique cottage features
- Luxurious principal bedroom suite with vaulted ceiling, dual aspect windows and stylish en suite shower room
- Surrounded by beautiful Rutland countryside with easy access to riverside walks, woodland trails and Rutland Water adventures
- Peaceful village setting with easy access to Stamford, Uppingham, Oakham and the A1 for commuting and lifestyle convenience





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What the owner told us...

“We’ve absolutely loved living here. There’s such a calmness to Barrowden that’s hard to describe unless you experience it for yourself. It feels safe, peaceful and genuinely friendly. We love being able to head straight out for walks from the village, and after a busy day, coming home here always feels relaxing.”

Our Thoughts...

There’s something really special about this home. The kind of place that instantly feels warm and welcoming the second you walk through the door.

Tucked away on Mill Lane in the heart of Barrowden, one of Rutland’s most loved villages, this detached stone cottage has been beautifully renovated and thoughtfully extended to create a home that feels full of character, while still offering the kind of modern lifestyle most buyers are searching for.

From the outside, it already has that classic village charm. Honey coloured stone, clay tiled roof, cottage style windows and gated gravel driveway parking immediately give you a sense that this is somewhere with real personality. But inside, the balance between original features and modern design has been done incredibly well.

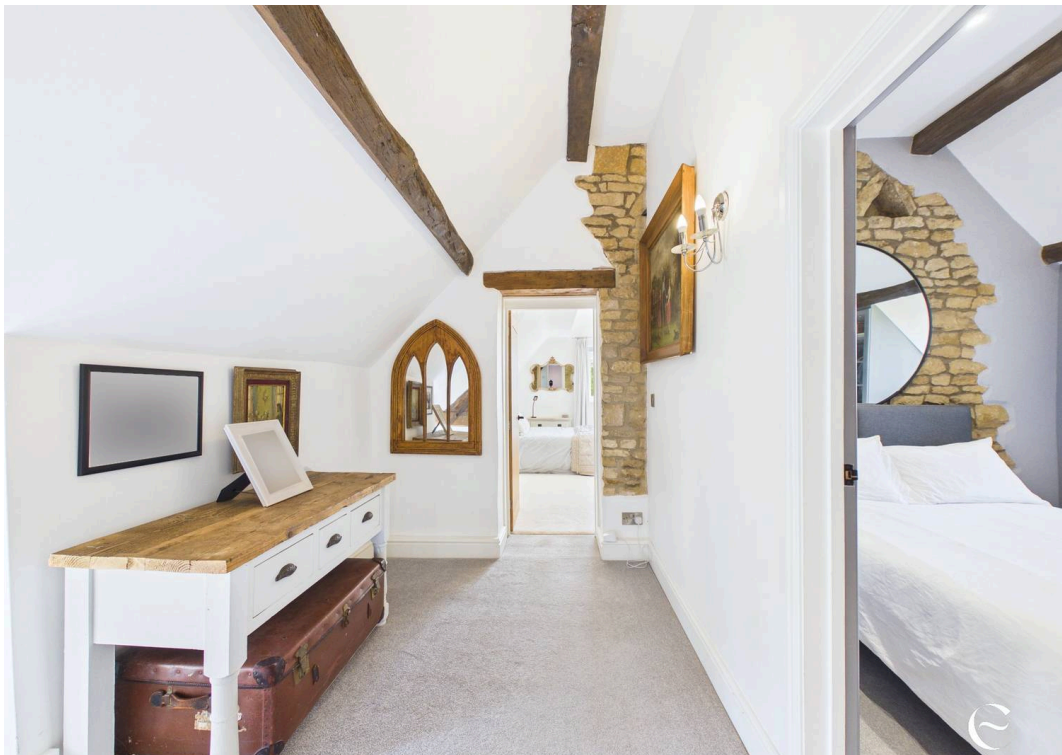
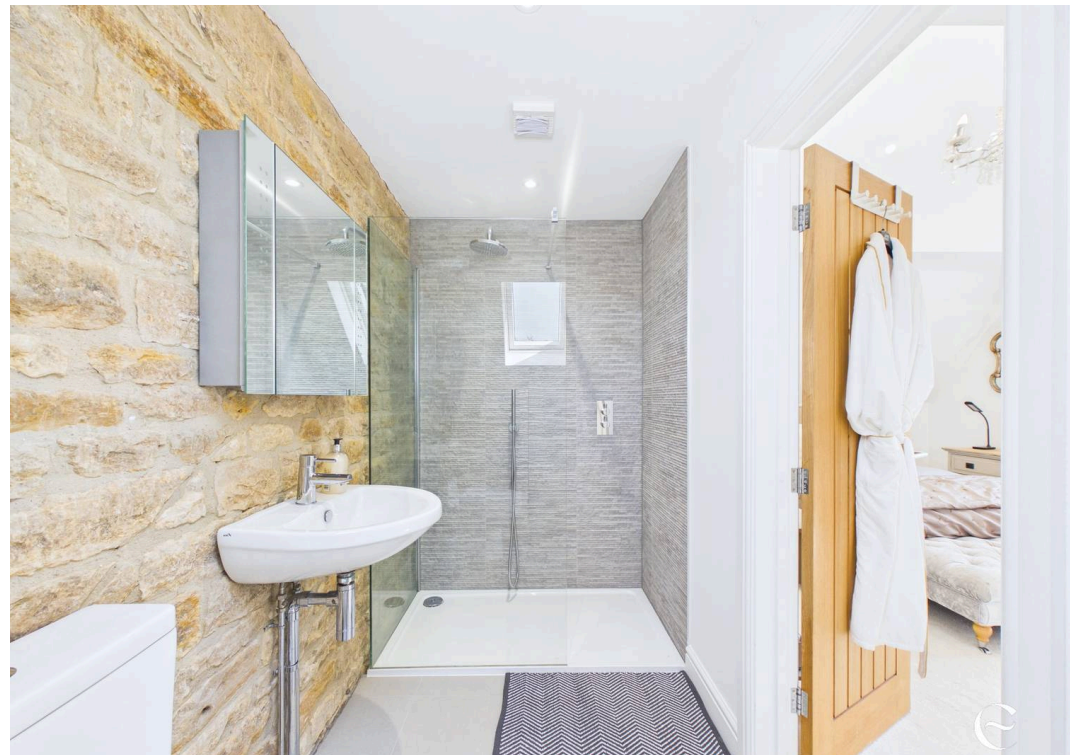
The living room is a wonderful space to unwind. Large enough to properly relax in, yet still cosy and inviting, with exposed beams overhead and patio doors opening directly onto the garden. It feels calm and peaceful, with plenty of natural light moving through the room during the day.

The kitchen and dining space is really the heart of the home though. Open plan without losing that cottage feel, it’s a room designed for real life. Whether it’s busy weekday mornings, family dinners, drinks with friends or summer evenings with the patio doors open, it’s easy to imagine this space becoming the backdrop to everyday moments. The kitchen itself was renovated in 2022 and blends beautifully with the age of the property, feeling fresh and modern without losing warmth or charm.

When you visit, you’ll be struck by the quality of the renovation work and the attention to detail. The kitchen is a real highlight, with a mix of modern appliances and classic cabinetry. The living room is a perfect blend of old and new, with the original stone walls and beams complemented by contemporary furniture. The garden is a lovely surprise, with a well-maintained lawn and a variety of plants and flowers. The gated parking is a real bonus, and the location is just what you need for a peaceful and relaxing lifestyle. This is a home that’s truly special, and one that you won’t want to miss.











Hallway

12' 8" x 2' 10" (3.87m x 0.87m)

Kitchen

12' 3" x 11' 5" (3.73m x 3.48m)

Dining Area

11' 3" x 18' 1" (3.44m x 5.50m)

Living Room

16' 10" x 16' 1" (5.12m x 4.91m)

Ground Floor WC

6' 2" x 2' 10" (1.89m x 0.86m)

Landing

5' 5" x 6' 8" (1.64m x 2.02m)

Principal Bedroom

16' 9" x 16' 0" (5.11m x 4.87m)

Principal En Suite

4' 9" x 9' 5" (1.44m x 2.87m)

Landing

10' 2" x 6' 9" (3.11m x 2.05m)

Bedroom 2

10' 2" x 11' 1" (3.11m x 3.39m)

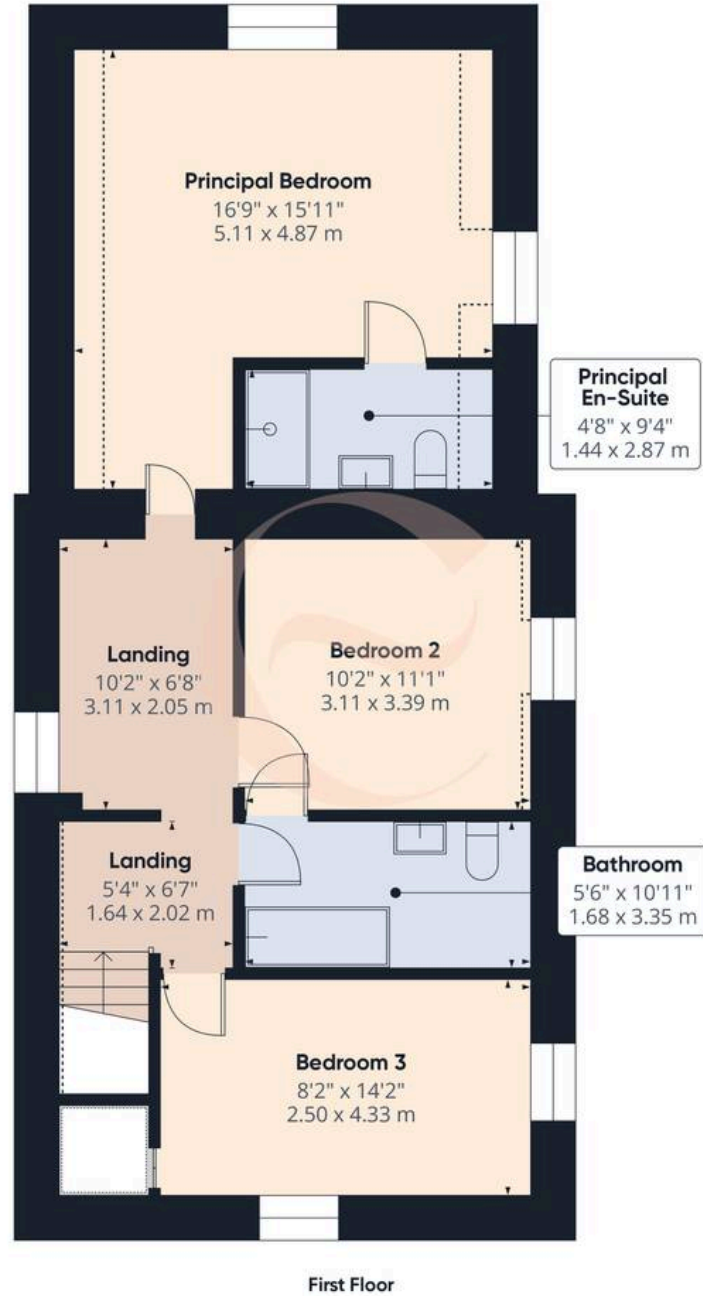
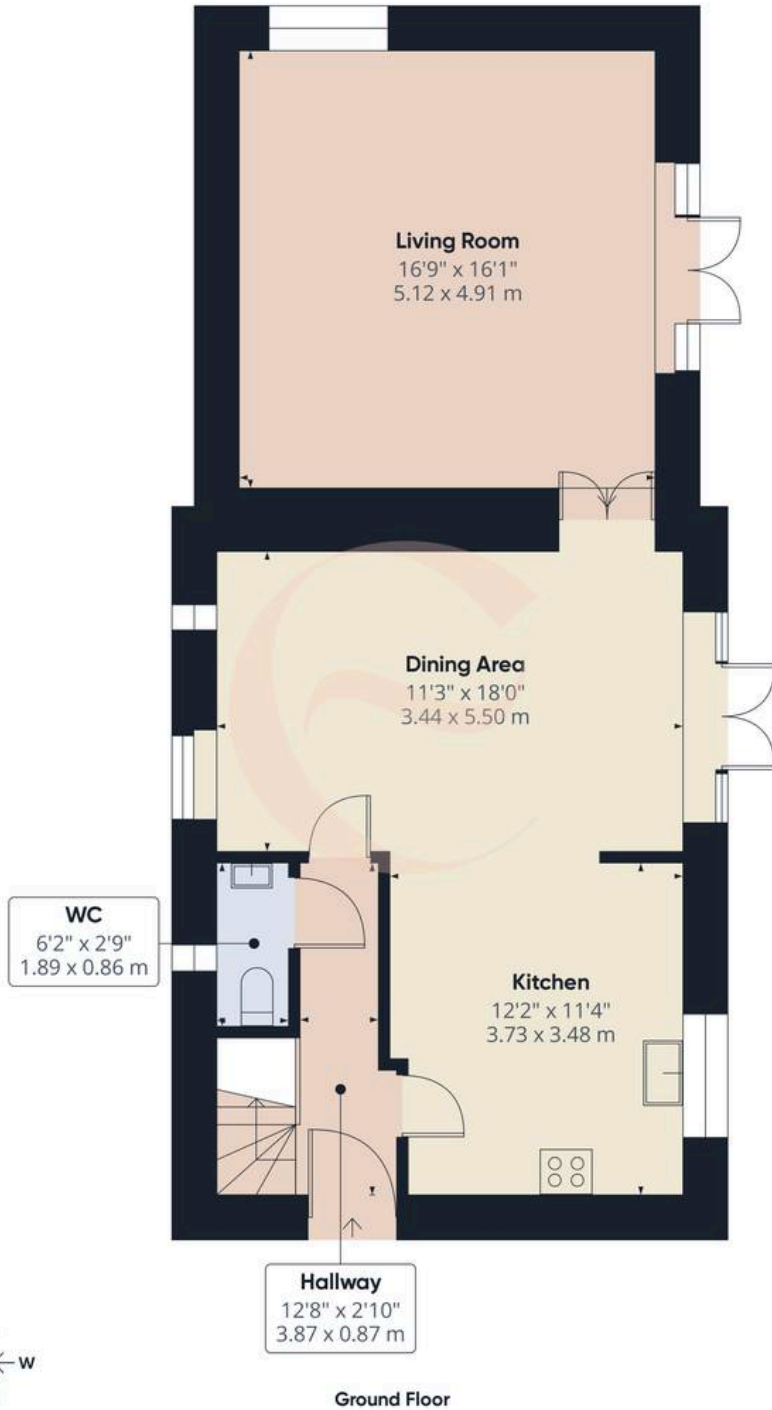
Bedroom 3

8' 2" x 14' 2" (2.50m x 4.33m)

Bathroom

5' 6" x 11' 0" (1.68m x 3.35m)





Approximate total area⁽¹⁾

1370 ft²
127.4 m²

Reduced headroom

38 ft²
3.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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