



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





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, this detached stone cottage has been beautifully renovated and thoughtfully extended to create a home that feels full of character whilst still offering the kind of modern lifestyle most buyers are searching for.

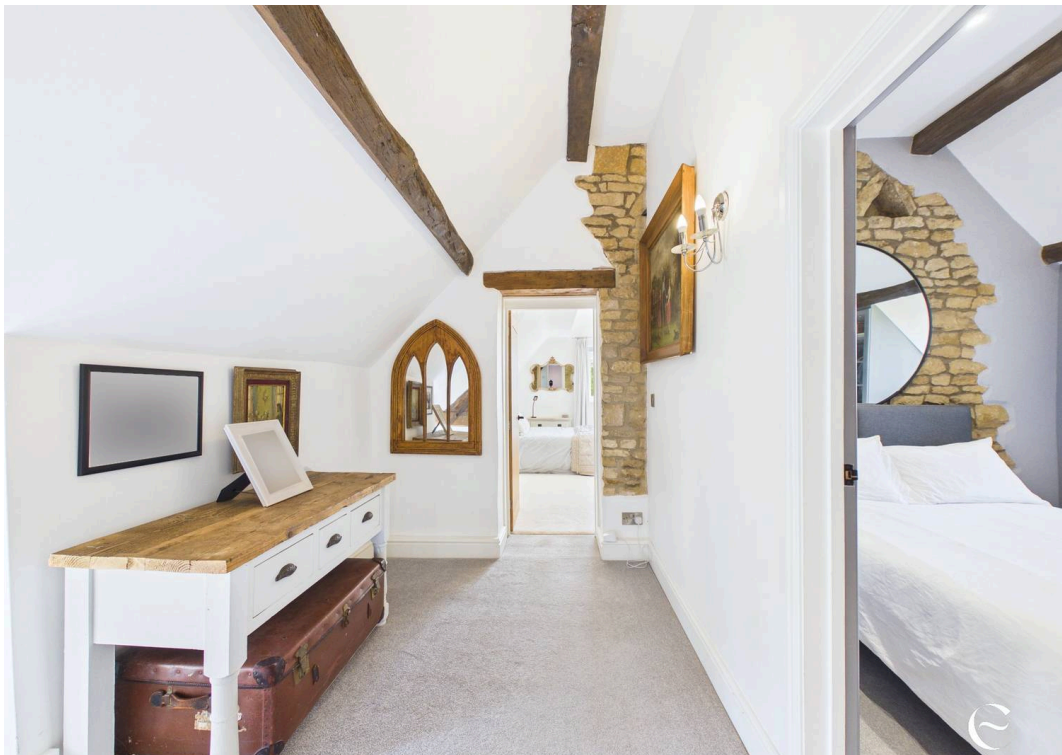
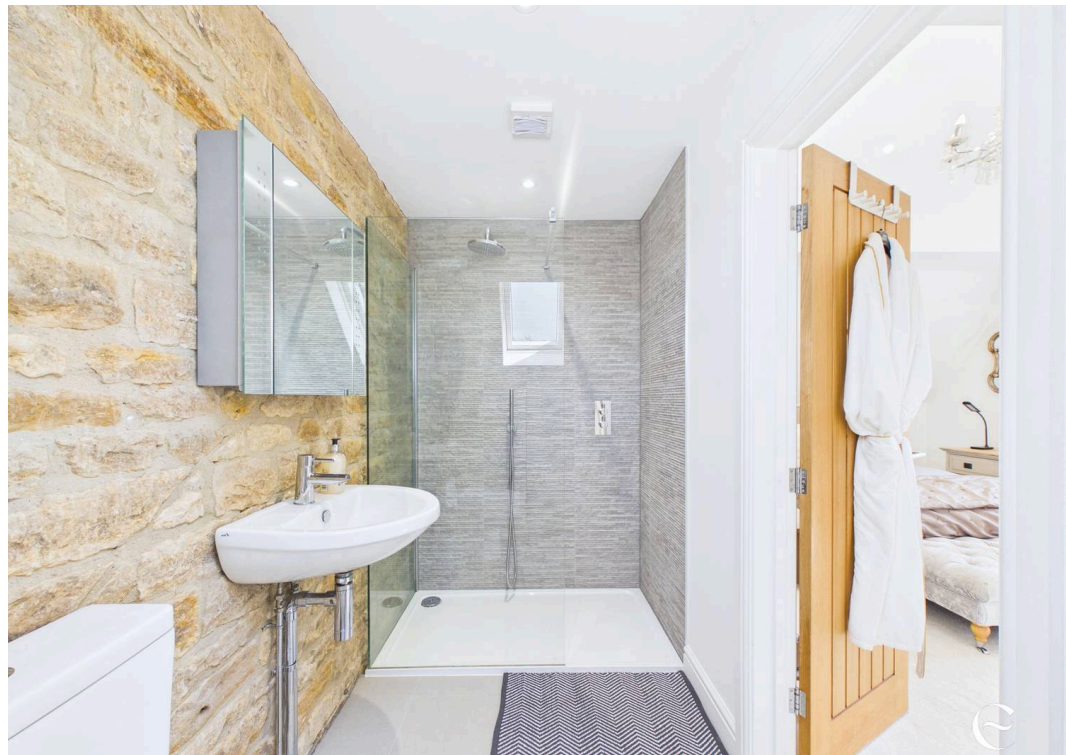
From the outside, it already has that classic village charm, but it’s the balance between original features and modern design that really stands out. The living room feels calm, cosy and inviting, while the kitchen and dining space naturally becomes the heart of the home. Renovated in 2022, it feels fresh and modern without losing any of the warmth or personality that makes the property so appealing.

What we particularly love is how the house constantly surprises you with little details. Exposed stone walls, huge original beams, vaulted ceilings, skylights and character features all combine to give each room its own identity. Upstairs, the principal bedroom feels especially impressive, with its vaulted ceiling, dual aspect windows and modern en suite creating a space that feels both bright and relaxing.

Outside, the west facing garden enjoys plenty of afternoon and evening sunshine, with a patio and lawn providing a lovely space to enjoy during the warmer months. Combined with secure gated parking and one of Rutland’s most sought after village locations, this is exactly the kind of home people mean when they say they’re looking for character. Warm, stylish, full of personality and sitting in a location that people move to for a reason.











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)

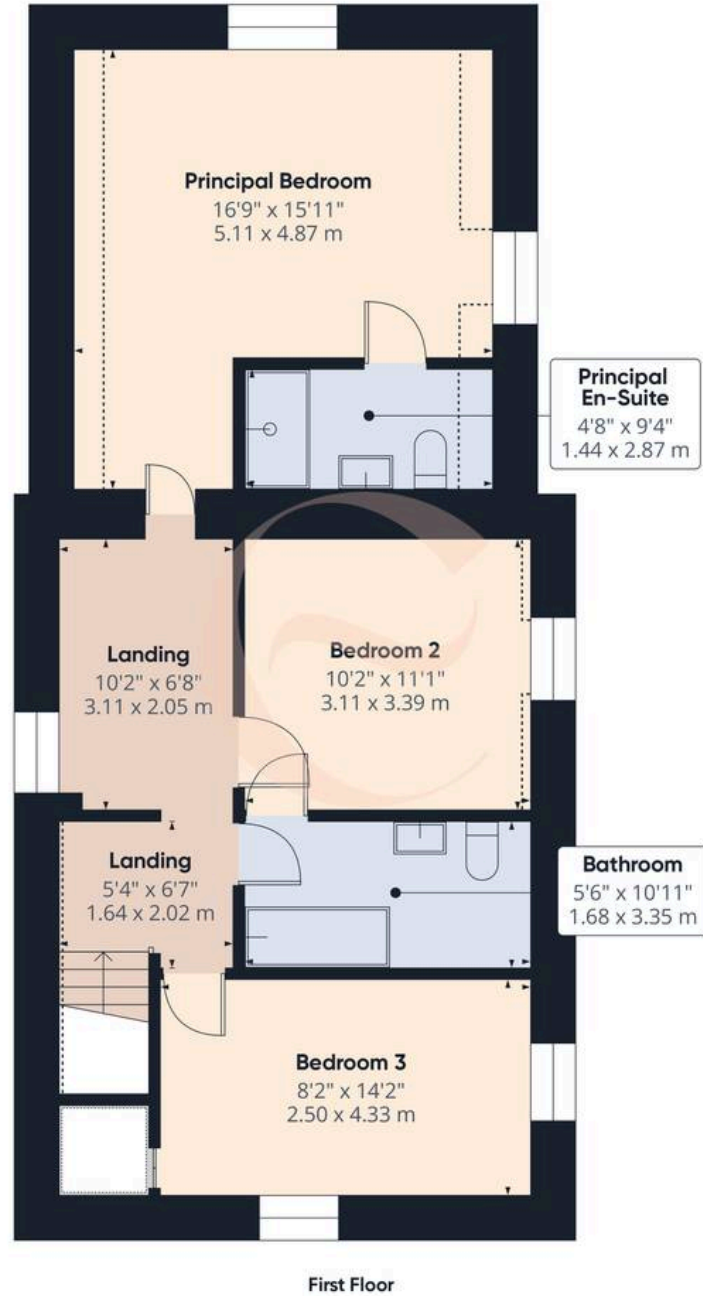
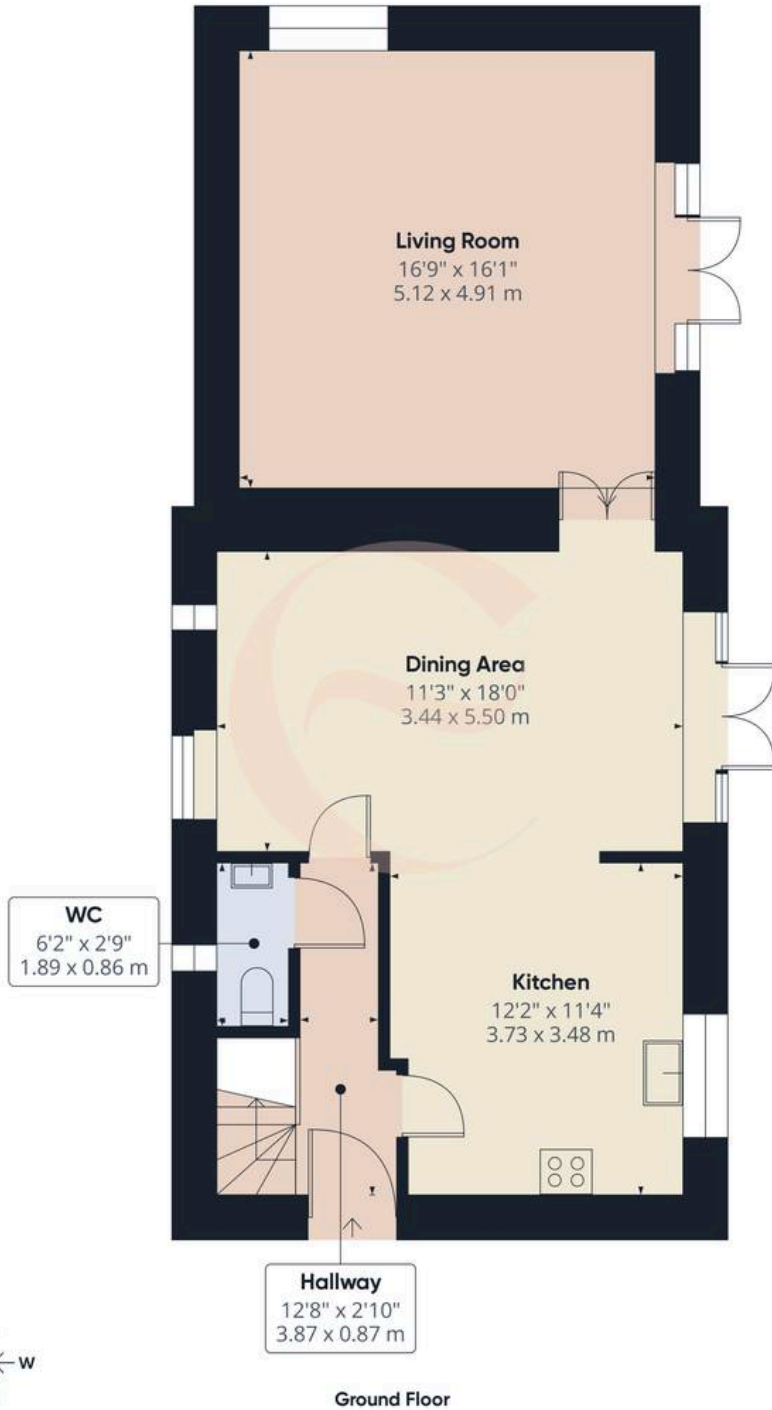
Bedroom 3

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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