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# Jacobs Barn, Stretton

**Bedrooms:** 3 | **Bathrooms:** 2 | **Receptions:** 1

A charming and beautifully presented three-bedroom stone barn conversion occupying a tucked-away position within this highly regarded Rutland village. Offering characterful single-storey accommodation with exposed beams, attractive gardens, productive land and a stone-built garage.

- Character stone-built single-storey barn conversion
- Spacious reception/dining room with feature fireplace
- Well-appointed breakfast kitchen with utility room
- Bathroom and additional shower room
- Approximately 1,475 sq ft including garage
- French doors opening onto enclosed dog-proof gardens
- Three bedrooms and dressing room
- Stone-built garage, caravan point and EV charging point
















**Property Type:** Barn Conversion

**Bedrooms:** 3 | **Bathrooms:** 2 | **Receptions:** 1

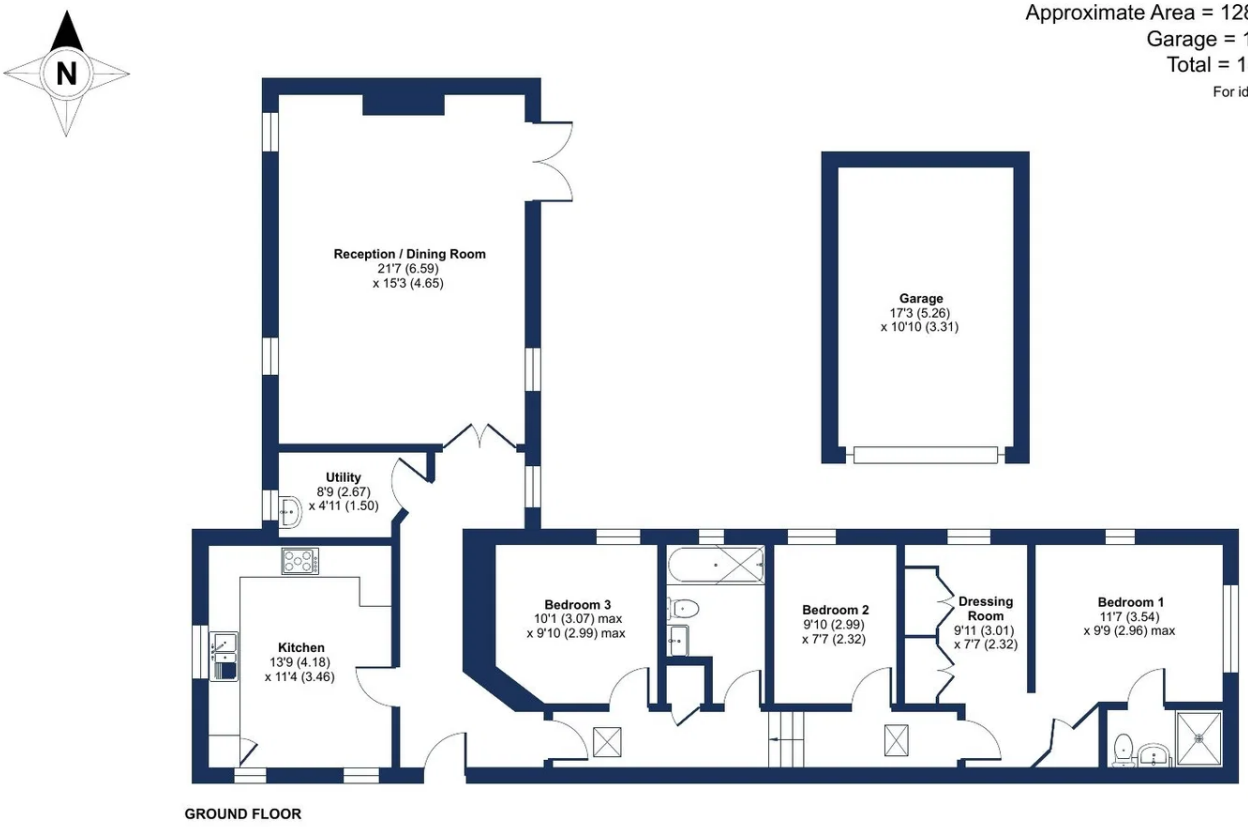
Recently refurbished character stone single-storey barn conversion offering attractive and well-proportioned accommodation, extending to approximately 1,475 sq ft including the garage. The property offers a superb blend of period character and modern convenience, with exposed beams, a well-appointed breakfast kitchen, three bedrooms, a dressing room and two bath/shower room facilities. The spacious reception/dining room forms the heart of the home, featuring exposed ceiling timbers, a character fireplace and French doors opening onto the enclosed, dog-proof gardens, creating an ideal space for both everyday living and entertaining.

In addition to the enclosed gardens, the property enjoys a further substantial area of paddock land. There are also caravan and electric car charging points together with a stone-built garage. The grounds are a particular feature, being mainly laid to lawn and bordered by established trees and planting, creating an excellent degree of privacy and a wonderful setting for both families and those with pets.

The property is ideally situated just off the A1, providing excellent access to Stamford and its mainline rail services into London, whilst also being conveniently positioned for the renowned George Hotel. Despite its accessibility, the home is tucked away just back from the village main street, close to the highly regarded Jackson Stops public house, recently reopened under new management. The popular market town of Oakham is also within easy reach, offering a wide range of amenities, schooling, leisure facilities and rail links.

# Rookery Lane, Stretton, Oakham, LE15

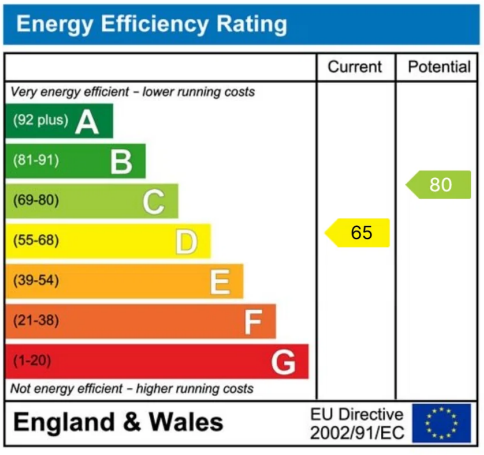
Approximate Area = 1288 sq ft / 119.6 sq m
Garage = 187 sq ft / 17.3 sq m
Total = 1475 sq ft / 137 sq m
For identification only - Not to scale




GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Moores Estate Agents. REF: 1469680






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