



THE
ORCHARD
SOUTH LUFFENHAM

ARCHITECTURALLY UNIQUE

Nestled in the heart of the picturesque Rutland village of South Luffenham, discover an architecturally innovative home designed with artful craftsmanship, built within and of the local landscape. Welcome to The Orchard.

Designed by Robert Barns Architects, The Orchard is a cleverly constructed home, designed to provide a sustainable 'live-work' home where spaces are arranged in relaxed and generous proportions and aesthetic elements are designed to capture the inspirational countryside views that surround.

The result? A versatile home capturing enthralling views of its idyllic conservation area setting, and contemporary touches combine with a classic timeless warmth.

Pull through the gated entrance, and park upon the gravel driveway, where wending wisteria and magnolia trees herald your arrival home, making your way to the front door. Stone built with cedar cladding and complementary grey window frames, The Orchard sits in harmony with its setting.



ILLUMINATED LIVING

Step inside, into the entrance hallway, a bright and airy space, showcasing the architectural design of the home as light pours down from rooflight windows in the high ceiling above. Quarry tiled flooring underfoot provides a practical floor when returning from walking the dog. Sense the warm welcome from beneath your feet; underfloor heating serves the entirety of the ground floor, creating an ambient warmth.

From here find the laundry room, featuring a Belfast sink, storage and plumbing for a washing machine and separate dryer. A door leads out to the garden, handy for hanging the clothes out to dry in the fresh country air.





WINE AND DINE

Follow your nose from the entrance hallway through to the country-feel kitchen with quarry tiling underfoot and a large window above the double sink, inset within the granite worktops, captures verdant views out over the garden. Spotlighting above adds a touch of modernity, whilst wooden units house plenty of storage space for all your essentials.



What the owners say...

“We love the position of the home, nestled in the heart of the village. With its light, spacious and airy feel, and perfectly positioned with views out across the paddocks, The Orchard is a very special home.”

Dine at the breakfast table or flow through into the dining area of the large open-plan family living area, where French doors allow for a seamless flow out to the patio beyond; perfect for al fresco dining and capturing leafy views out over the westerly facing garden.



OPEN FLOW LIVING

Opening onto the sunny sitting room, where wide windows frame views out to the countryside, snuggle up on the sofa in front of the wood-burning stove with its exposed flue, and marvel at a home so perfectly designed that the views come to you...

Cleverly built-in shelving surrounds, providing reams of space for your books and other treasured items. Select your favourite novel, sit back and unwind.

Designed with convenience in mind, the natural, easy flow of this sitting room allows access back to the hallway and passing the ground floor shower room, take the staircase to the first floor, where light showers down from the roof lights above...and four sumptuous bedrooms await.



BEDROOM BLISS

High ceilings, a motif of this modern home, ensure a feeling of lightness on the upper level, amplified by the white walls.

To the right, discover two bedrooms, the first currently serving as an office, whilst the other double soaks up views out over the countryside through the windows.

Continue along the landing, arriving at a versatile bedroom, cleverly designed with a linking doorway through to a study area which can be closed off from the landing to provide total privacy. Should you need, consider transforming this into a dressing room or even a nursery.

Refresh, revive and rejuvenate in the family bathroom, where light pours in through a window set high up to ensure bathing privacy.





REFRESH AND UNWIND

Serene sights await from the large, principal suite set to the southern side of the home and soaking up breathtaking views to the rear paddock and views beyond where you can catch sight of the remains of an old mill.

A large walk-in dressing area leads to your en suite.

The Orchard



STRIKE A WORK-LIFE BALANCE

A grandly sized studio showcases the unique features of the home via high-set, large windows. Conceptually designed to optimise light flow, this studio is ideal for those working from home.

GREEN SPACES

Step outside and explore the mature gardens that wrap around The Orchard, aptly named for its origins. It has espaliered apple and pear trees. A low box parterre protects a small vegetable patch and accompanies a path leading around from the front into the rear garden, with a mature plum tree, and magnolia grandiflora where the peaceful, tranquil sounds of nature provide the soundtrack to your relaxation.

A truly 'one of a kind' home, enjoy the embrace of its character and allow it to evolve with your changing needs.



FINER DETAILS

Freehold
 Constructed in 2004
 Conservation area
 Plot approx. 0.15 acres
 Gas central heating
 Mains electricity, water and sewage
 Rutland County Council, tax band G, £3,686.82 (2021/22)
 EPC rating C

LOCAL INFORMATION:

Uppingham
 6.1 miles (14 minutes)
Stamford
 7.1 miles (16 minutes)
Oakham
 8.8 miles (18 minutes)
Peterborough
 18.1 miles (29 minutes)



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ON YOUR DOORSTEP

Step out into the vibrant village of South Luffenham, where a collection of traditional chocolate box cottages mingles with architecturally diverse homes such as The Orchard.

Soak up the sights of the picturesque Welland Valley, within close proximity of idyllic market towns including Stamford, Uppingham and Oakham, brimming with shops, restaurants, theatres and attractions. Further afield, Leicester and Peterborough provide the cultural attractions of city life.

Take a stroll along the stream running through the village or take the youngsters pond dipping or to the playing fields for a kickabout. Meet the locals in the classic stone-built Boot Inn, one of two local public houses, the other being The Coach House Inn, a traditional sandstone pub, both evocative of the idyllic village setting.

A village with a strong community vibe, South Luffenham is home to a local church and a variety of groups host events and activities throughout the year including a walking club and toddler group, whilst children and teenagers can attend Beavers, Cubs, and Scouts - available locally in North Luffenham.

Families with younger children are well placed with a pre-school and primary school available in the nearby villages of North Luffenham and Ketton, and Uppingham Community College for secondary schooling. Meanwhile independent schooling is available at the highly regarded Stamford Endowed Schools, Oakham School and Uppingham School – only a drive away.

Stock up on your essentials at the local Post Office and village shops in nearby Ketton and Edith Weston. Commuting is a breeze, with direct train services running between both Peterborough and Corby to London in roughly an hour, with connecting rail services available from Stamford and Oakham.





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