



HEReward HOMES



VINE FARM  
MORCOTT

Five distinctive stone built homes



*Morcott is set in a perfect rustic location amongst the gently rolling hills of Rutland's beautiful countryside.*

**Herdwick Barn**  
Plot 4

**Swaledale Barn**  
Plot 3

**Southdown Barn**  
Plot 2

**Ryedale Barn**  
Plot 5

**Jacob Barn**  
Plot 1





# Welcome to Vine Farm

Hereward Homes is proud to launch a prestigious new development of only five new homes in Morcott, a picturesque village located in the beautiful county of Rutland. Set amongst gently undulating hills, the development is within easy access of the thriving market towns of Oakham, Uppingham and Stamford and the cities of Leicester and Peterborough.

Vine Farm comprises one full barn conversion (Plot 5), one part conversion (Plot 1) and three new build properties set around a traditional style layout situated in a cul-de-sac. The development is at one with the countryside, with open fields to the southern aspect and the historic village heart to the north. On the outside the exteriors are inspired by traditional stone agricultural buildings, yet inside they offer all the modern comforts and luxury features to ensure purchasers can enjoy country living at its best.

Our architects have created a wide range of 2, 3 and 4 bedroom layouts, including a single storey property. With floor areas ranging from 1,926ft<sup>2</sup> to 2,949ft<sup>2</sup>, each property has a unique design, some featuring useful spaces such as an office, study, potential gym and dressing room, making them perfect for family living and home working. Outside, the houses have private gardens with lawns, patio areas and newly planted and established trees and hedges.

If you are looking for a home that is away from it all, but still close to all the essentials that larger towns and cities offer, then Vine Farm ticks all the boxes.



*Morcott offers a quiet and relaxed pace of life whilst being close to many historic and thriving market towns.*



Rustic Morcott



# A more relaxed pace of life



England's smallest county, Rutland is loved by locals and visitors alike who come to enjoy its heritage, fine foods, beautiful countryside and independent shops.

Rutland County Council designated Morcott one of 34 conservation areas in Rutland in 1981, stating its importance as 'of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.' The village has outstanding legacy of stone built farmhouses, cottages and agricultural outbuildings. At the heart of the village, Vine Farm, is built on the site of a former farmyard where Hereward Homes is breathing new life into two disused stone barns and enhancing the site with three new homes built in a similar style using traditional stone and slates. The refurbishment of the barns will ensure that the original materials are reused where possible.

The village is surrounded by gently rolling open countryside dotted with pretty small villages and historic market towns. There are plenty of walking and cycling routes around Morcott and one popular local destination is the nearby Harringworth viaduct which spans the valley of the River Welland. Its impressive 82 arches stretch for 1.16km, making it the longest masonry viaduct in the UK.

Wherever you turn in the village history is never far away. The name Morcott derives from an Old English phrase meaning 'cottage on the moor'. The jewel in Morcott's crown is the Church of St Mary which is regarded as the most complete Norman church in the county with a distinctive spire that dominates the local landscape.

For today's residents there are plenty of amenities close by, with two local petrol stations, both with convenience stores, providing everyday essentials. The area is also a food lovers paradise, with a diverse range of offerings ranging from cosy country inns through to critically acclaimed Michelin-Starred restaurants. A little further afield there are plenty of shopping, educational and leisure opportunities in Stamford, Oakham, Uppingham, Peterborough, Corby and Leicester.

**Away from it all, but close to everything, Morcott offers a rare chance to enjoy an unhurried pace of life in the country.**







### Rutland Water

Set in 4,200 acres of open countryside, Rutland Water is more than just a large body of water, it is also a popular park offering everything from walking and cycling, to watersports and fishing. At its heart is a nature reserve managed by the Leicestershire and Rutland Wildlife Trust which is home to the Rutland Osprey Project. For food lovers there are two Michelin-Starred restaurants, Hambleton Hall and Hitchen's Barn, located close at hand.



## Out & about

From one of the UK's largest man-made lakes, to fascinating ancient architecture, Rutland and its surrounding counties offer unlimited opportunities - all just a short drive, hike or cycle ride away.

### Uppingham

A charming historic town, Uppingham is a popular destination especially on its weekly market day when local produce is in abundance. Home to a range of independent shops, art galleries, jewellers, craft stores, cafés, restaurants and bars, there is plenty to be discovered. The town's independent school has been educating students since its foundation in 1584, but Uppingham is also home to well regarded state schools including the C of E Primary and Community College.



### Stamford

Widely regarded as one of the finest Georgian towns in England, Stamford's quaint streets feature in many major film and TV productions. Stamford attracts visitors from far and wide who come to experience its historic streets with an eclectic range of shops, inns and restaurants. Burghley House and Gardens, Toleshope Hall, home to outdoor Shakespeare performances, and a lively Arts Centre, offer cultural experiences aplenty.



*Uppingham's wealth of historic buildings are home to independent shops, art galleries, jewellers, craft stores, cafés, restaurants and bars - all waiting to be discovered.*



Uppingham's thriving High Street

# Site plan

Back Lane

## KEY

**Plot 1** - Jacob Barn  
2,949ft<sup>2</sup> - 274m<sup>2</sup>

**Plot 2** - Southdown Barn  
1,926ft<sup>2</sup> - 179m<sup>2</sup>

**Plot 3** - Swaledale Barn  
2,851ft<sup>2</sup> - 265m<sup>2</sup>

**Plot 4** - Herdwick Barn  
2,550ft<sup>2</sup> - 237m<sup>2</sup>

**Plot 5** - Rydale Barn  
2,335ft<sup>2</sup> - 217m<sup>2</sup>





# A high specification throughout

Vine Farm has been carefully planned to reflect Rutland's distinctive rural vernacular. The floor layouts have been meticulously designed to ensure that all the homes make optimal use of space and benefit from plenty of light. Bi-folding, and/or French doors, bring the outside in, with seamless connection to the garden and patio areas. Using high quality materials, and with luxurious features throughout, we ensure that discerning purchasers can enjoy their perfect new homes for many years to come.

## INTERIOR

### Doors

- Oak cottage style doors with chrome lever door handles.

### Finishing touches

- All rooms include moulded skirtings and architraves in soft white paint finish.
- Smooth plaster finish to ceilings.

### Kitchens

- Stylish fitted kitchens with granite worktops and 100mm upstand, including eye level cooker, induction hob, extractor hood, dishwasher, fridge and freezer.
- Utility rooms have space for washing machine and tumble dryer with post formed top and 100mm matching upstand.
- CTD floor tiles to kitchen and utility room.

### Bathrooms

- Stylish white Roca vanity units and matching sanitaryware with chrome fittings.
- Coram shower screens with Mira showers.
- All bathrooms and ensembles to have CTD ceramic tiles to walls and floors. Fully tiled to showers and half tiled on other walls with sanitaryware. Splash back to cloakrooms.

### Heating

- Gas boiler heating system with underfloor heating to the ground floor and radiators fitted with individual thermostatic valves to first floors.
- Stone surround and hearth to living room with wood burner (excluding Plot 5).

### Electrical & Lighting

- Recessed lights in kitchen & bathrooms.
- External black carriage lights.
- Lighting and power to garage.
- Telephone and TV points to lounge, family room and all bedrooms.
- Wall lights to lounge.

### Security

- An intruder alarm fitted with motion detectors.

### Warranty

- Each property will benefit from a ten-year warranty issued on completion.

## EXTERIOR

### Construction

- All homes are of natural stone construction with oak lintels and stone cills. All feature natural slate roofs.

### Windows

- Pre-finished timber windows and screens in Gardenia colour.

### Front doors

- Cottage style front door with chrome ironmongery or glazed doors in full height screens.

### Garage doors

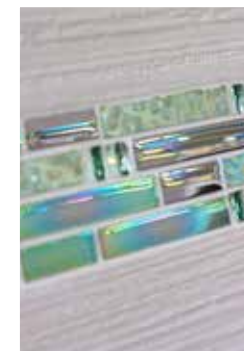
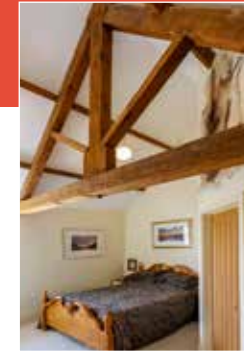
- Properties have GRP honey oak electrically remote operated timber effect garage doors.

### Paths & driveways

- Block paved access road and driveways.
- Footpaths & patio areas to be natural stone paving.

### Landscaping

- Front gardens are turfed or seeded.
- All gardens enclosed by post and rail or close boarded fencing.
- Each house has an outside tap.



**Choice of kitchen and wall/floor tiles is dependent upon stage of construction. Please note Hereward Homes policy is one of continuous development and improvement and we reserve the right to change the specification of properties without notice. The information within this brochure is carefully prepared but its contents do not form part or constitute representation of any warranty or contract.**

Dimensions are scaled from architect's drawings and although they are as accurate as practicable they may vary depending upon internal finishes.

Images show previous developments





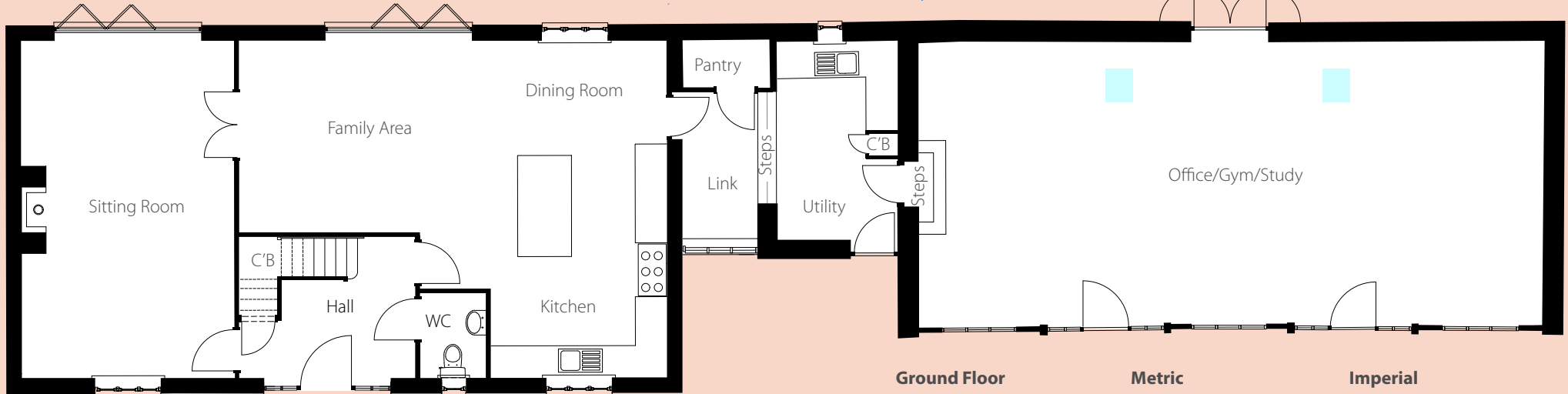
**Jacob Barn (Plot 1)**

3 bedroom house with spacious office, gym or study space - 2,949ft<sup>2</sup> - 274m<sup>2</sup>



# Jacob Barn (Plot 1)

## Ground Floor



### Ground Floor

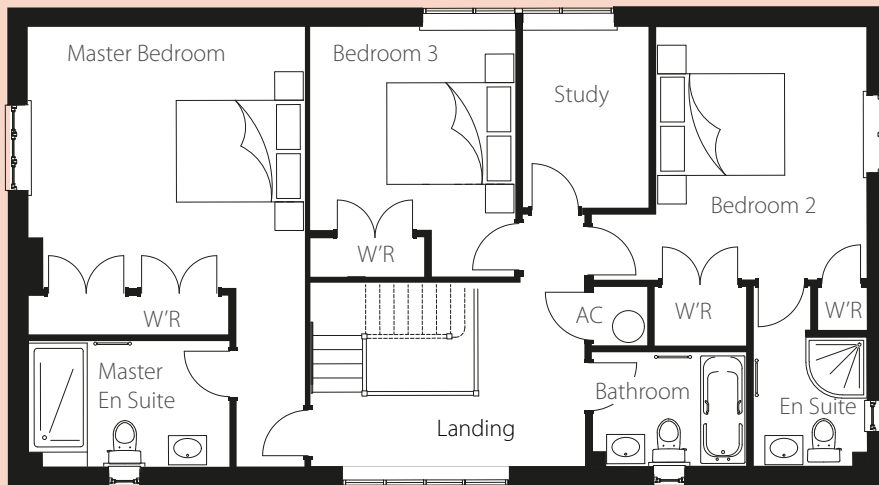
	Metric		Imperial
Sitting Room	4.30m	x 6.85m	14'1" x 22'6"
Family Area /Dining Room	3.87m	x 3.65m	12'8" x 11'12"
Kitchen	5.00m	x 6.85m*	16'5" x 22'7"*
Utility	2.40m	x 3.70m	7'11" x 12'2"
Link	1.48m	x 2.95m	4'10" x 9'8"
Office/Study/Gym	12.60m	x 5.60m	41'4" x 18'5"
WC	1.30m	x 1.68m	4'3" x 5'6"

### Key

\* Max  
 \*\* Inc' wardrobe  
 W'R - Wardrobe C'B - Cupboard  
 AC - Airing Cupboard

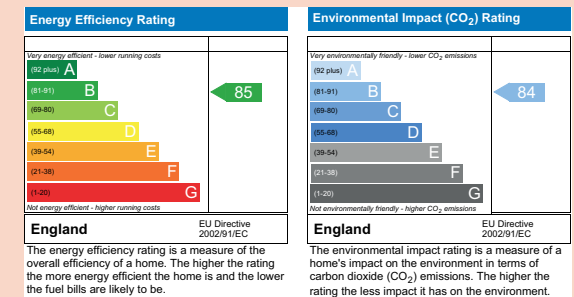
**Please note** - Subject to Planning permission for double Garage

## First Floor



### First Floor

	Metric	Imperial
Master Bedroom	4.30m x 6.85m*	14'1" x 22'6"*
Master En Suite	3.10m x 1.90m	10'2" x 6'3"
Bedroom 2	4.30m x 3.90m*	14'1" x 12'10"*
Bedroom 2 En Suite	1.70m x 2.78m*	5'7" x 9'1"*
Bedroom 3	3.18m x 3.87m**	10'2" x 12'8" **
Bathroom	2.40m x 1.75m	7'11" x 5'9"
Study	1.98m x 2.8m	6'6" x 9'2"



Please note that floorplans for each plot are not to the same scale.





**Southdown Barn (Plot 2)**  
2 bedroom one storey house - 1,926ft<sup>2</sup> - 179m<sup>2</sup>



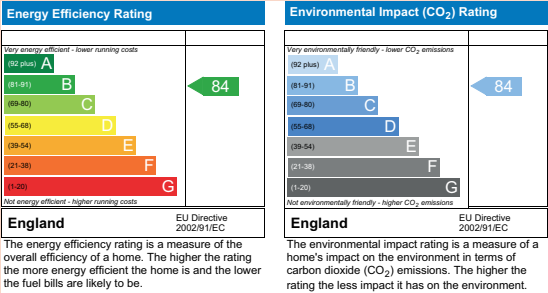
Southdown Barn (Plot 2)

Ground Floor



Ground Floor	Metric	Imperial
Lounge	7.30m x 4.75m	23'4" x 15'7"
Kitchen/Breakfast Area	5.10m x 3.45m	16'9" x 11'4"
Family Area	7.65m x 3.30m	25'1" x 10'10"
Pantry	2.40m x 1.25m	7'10" x 4'1"
Utility	2.40m x 1.95m	7'11" x 6'5"
Master Bedroom	5.92m x 3.72m*	19'5" x 12'2"*
Master En Suite	3.50m x 1.80m	11'8" x 5'11"
Master Dressing Room	2.20m x 2.95m	7'3" x 9'8"
Bedroom 2	5.50m x 3.15m**	18'0" x 10'4"***
Bedroom 2 En Suite	2.30m x 1.80m	7'7" x 5'11"
WC/Shower	2.05m x 2.00m*	6'9" x 5'7"*
Garage	4.00m x 6.00m	13'2" x 19'8"

**Key**  
\* Max  
\*\*Inc' wardrobe  
WR - Wardrobe C'B - Cupboard  
AC - Airing Cupboard



Please note that floorplans for each plot are not to the same scale.



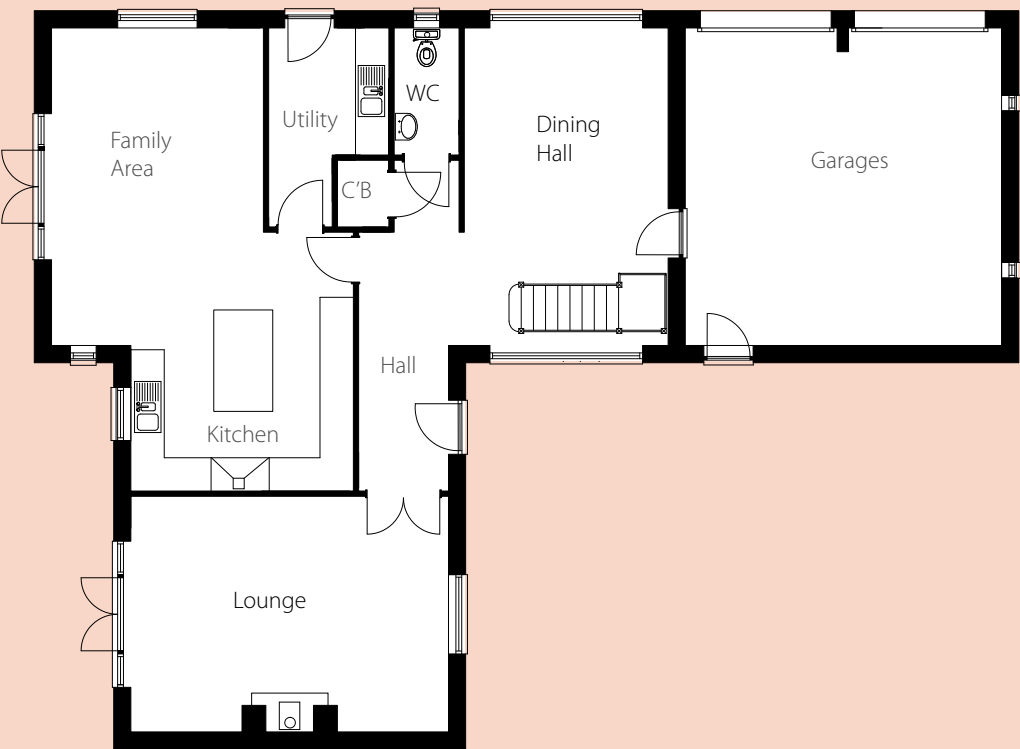


**Swaledale Barn** (Plot 3)  
4 bedroom house - 2,851ft<sup>2</sup> - 265m<sup>2</sup>



Swaledale Barn (Plot 3)

Ground Floor



Ground Floor	Metric	Imperial
Lounge	4.40m x 5.95m	14'5" x 19'6"
Dining Hall	5.95m x 3.80m	19'6" x 12'6"
Kitchen	2.70m x 4.15m	8'10" x 13'7"
Utility	3.72m x 2.22m*	12'3" x 7'3"*
Family Area	5.95m x 5.62m*	19'6" x 18'5"*
Garages	5.95m x 5.92m	19'6" x 19'5"

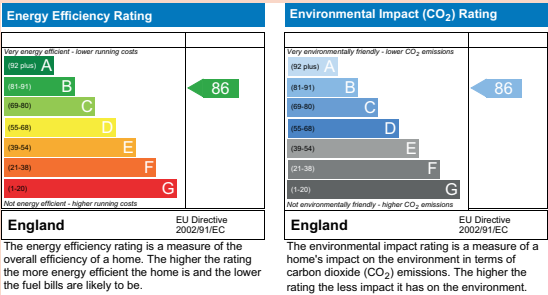
**Key**  
 \* Max  
 WR - Wardrobe C'B - Cupboard  
 AC - Airing Cupboard

Please note - Subject to planning permission for room over garage

First Floor



First Floor	Metric	Imperial
Master Bedroom	4.00m x 5.52m	13'2" x 18'2"
Master En Suite	1.75m x 3.24m	5'9" x 10'8"
Master Dressing Room	2.80m x 2.00m	9'2" x 6'7"
Bedroom 2	5.90m x 3.80m	19'4" x 12'6"
Bedroom 2 En Suite	2.88m x 1.93m	9'5" x 6'4"
Bedroom 2 Dressing Room	2.88mm x 1.93m	9'5" x 6'4"
Bedroom 3	5.07m x 2.87m	16'8" x 9'5"
Bedroom 3 En Suite	1.65m x 2.75m*	5'5" x 9'0"*
Bedroom 4	4.03m x 2.87m	13'3" x 9'5"
Bathroom	3.22m x 1.95m	10'7" x 6'5"
Study	2.98m x 3.77m	9'9" x 12'4"



Please note that floorplans for each plot are not to the same scale.



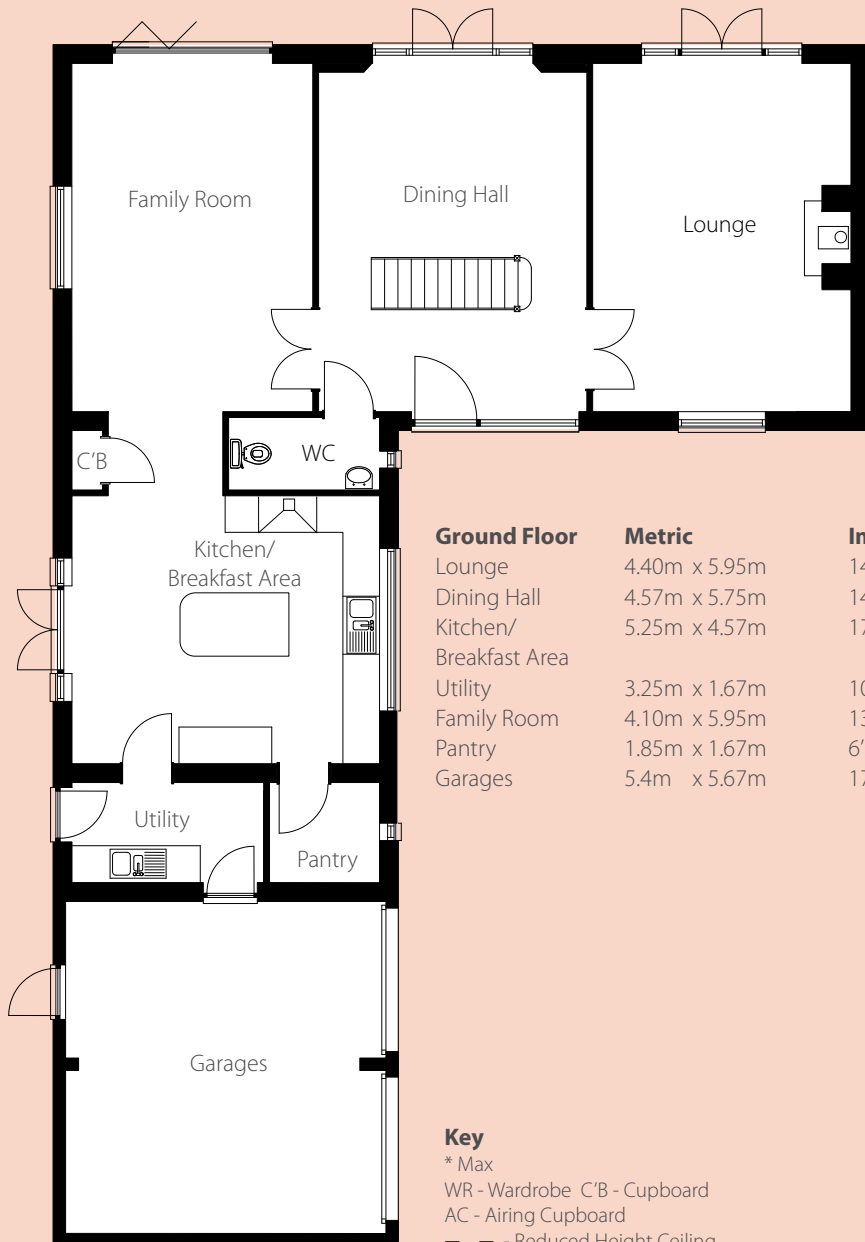


**Herdwick Barn (Plot 4)**  
4 bedroom house - 2550ft<sup>2</sup> - 237m<sup>2</sup>



# Herdwick Barn (Plot 4)

## Ground Floor

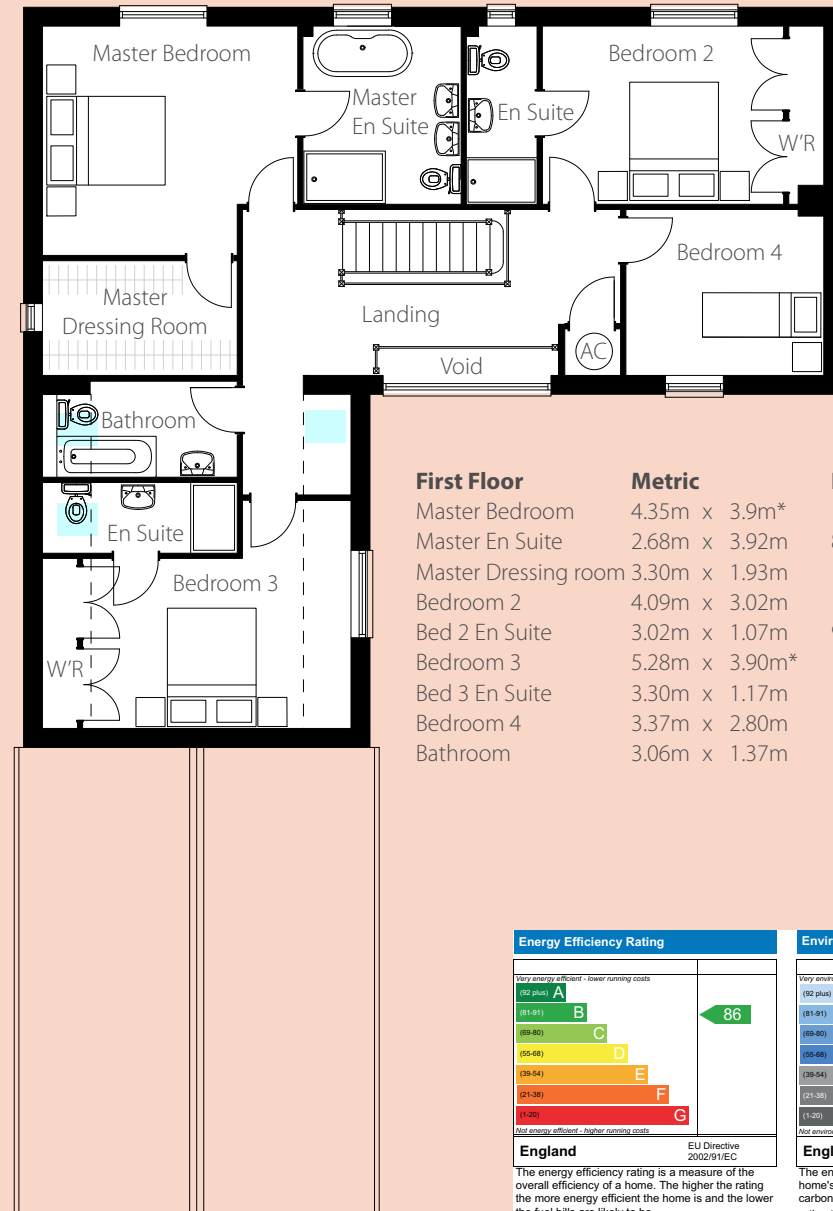


Ground Floor	Metric	Imperial
Lounge	4.40m x 5.95m	14'5" x 19'6"
Dining Hall	4.57m x 5.75m	14'12" x 18'10"
Kitchen/ Breakfast Area	5.25m x 4.57m	17'3" x 14'12"
Utility	3.25m x 1.67m	10'8" x 5'6"
Family Room	4.10m x 5.95m	13'5" x 19'6"
Pantry	1.85m x 1.67m	6'1" x 5'6"
Garages	5.4m x 5.67m	17'9" x 18'7"

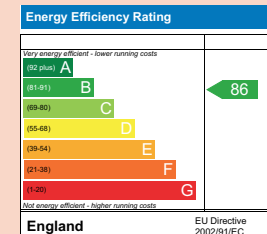
### Key

\* Max  
WR - Wardrobe C'B - Cupboard  
AC - Airing Cupboard  
— — - Reduced Height Ceiling

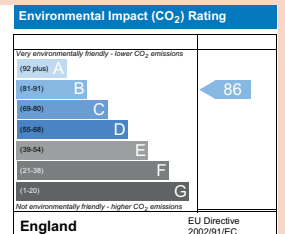
## First Floor



First Floor	Metric	Imperial
Master Bedroom	4.35m x 3.9m*	14'3" x 12'10"*
Master En Suite	2.68m x 3.92m	8'10" x 12'10"
Master Dressing room	3.30m x 1.93m	10'10" x 6'4"
Bedroom 2	4.09m x 3.02m	13'5" x 9'11"
Bed 2 En Suite	3.02m x 1.07m	9'11" x 3'6"
Bedroom 3	5.28m x 3.90m*	17'4" x 12'10"*
Bed 3 En Suite	3.30m x 1.17m	10'10" x 3'10"
Bedroom 4	3.37m x 2.80m	11'1" x 9'2"
Bathroom	3.06m x 1.37m	10'0" x 4'6"



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Please note that floorplans for each plot are not to the same scale.





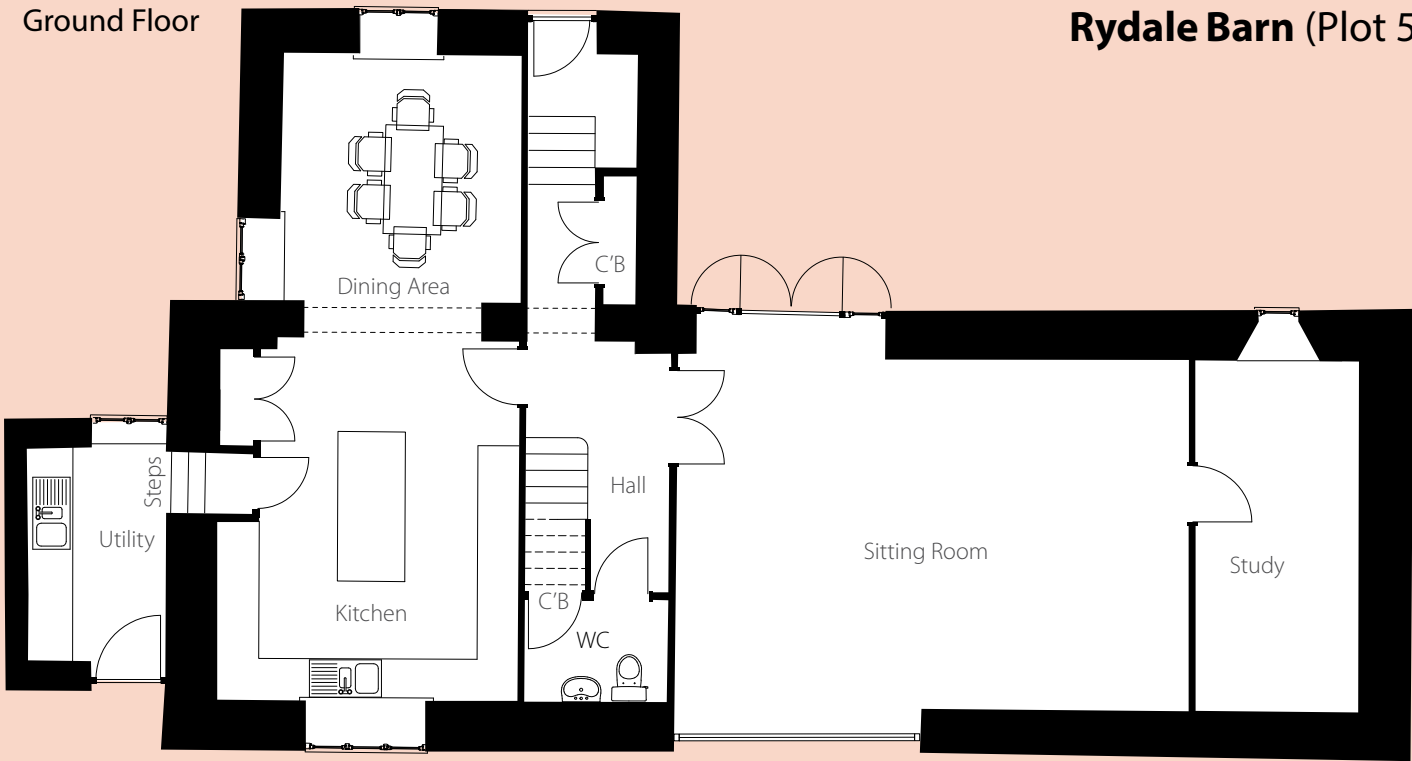
**Rydale Barn (Plot 5)**  
4 bedroom house - 2,335ft<sup>2</sup> - 217m<sup>2</sup>



Rydale Barn (Plot 5)

Ground Floor

Ground Floor	Metric	Imperial
Sitting Room	7.52m x 5.15m	24'8" x 16'11"
Dining Area	3.50m x 3.6m	11'6" x 11'10"
Kitchen	4.40m x 5.35m	14'5" x 17'7"
Study	2.38m x 5.16m	7'10" x 16'11"
Utility	1.9m x 3.2m	6'2" x 10'5"

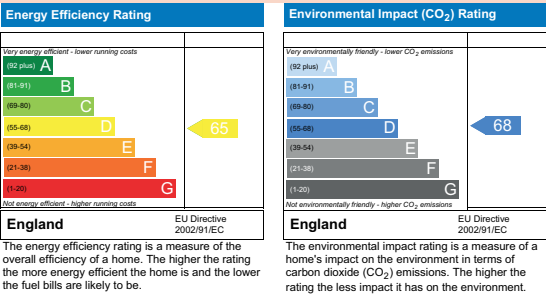


First Floor



First Floor	Metric	Imperial
Master Bedroom	4.40m x 3.55m	14'5" x 11'8"
Master En Suite	2.65m x 1.58m	8'8" x 5'2"
Master Dressing room	1.60m x 1.60m	5'3" x 5'3"
Bedroom 2	4.10m x 3.70m*	13'5" x 12'2" *
Bed 2 En Suite	2.03m x 2.06m*	6'8" x 6'9" *
Bedroom 3	2.84m x 4.03m**	9'4" x 13'3" **
Bedroom 4	3.68m x 3.30m	12'1" x 10'10"
Bathroom	2.65m x 1.74m	8'8" x 5'9"

\* Max  
\*\*Inc' wardrobe  
WR - Wardrobe  
C'B - Cupboard  
AC - Airing Cupboard



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# About us



HEREWARD HOMES

An award-winning Rutland based developer, Hereward Homes has developed a highly regarded reputation for building high quality homes in desirable locations. For over two decades the company has created many new communities in town, city and rural locations in many of the UK's most beautiful counties including Rutland, Leicestershire, Lincolnshire, Cambridgeshire and Northamptonshire.

As a company we don't stand still and have created many cutting edge designs alongside ones with a more traditional look. The stunning new homes at Vine Farm will all benefit from our team's experience, passion and commitment to excellence, so that new purchasers can be confident that they are getting a new home that will give much enjoyment for many years to come.



Images show past Hereward Homes developments









**MORCOTT 1**  
**STAMFORD 8½**

**BARROWDEN 1½**  
**DUDDINGTON 4½**

**SEATON 1½**



# Location



Morcott is ideally situated close to the A47, offering convenient access to the A1, Leicester, Peterborough and beyond. There are major train stations in Peterborough, Oakham and Stamford serving London, Cambridge and the North, East, North West and Midlands.



Vine Farm, Back Lane, Morcott LE15 9DG



Morcott offers convenient road access to:

- Uppingham (4.5 miles)
- Stamford (9 miles)
- Oakham (10 miles)
- Corby station (11 miles)
- Peterborough city centre (19 miles)
- Leicester (23 miles)
- Rutland Water Lyndon Visitor Centre (5 miles)

There are also bus services to Stamford and Uppingham.



For rail users, regular services run from the mainline stations at Peterborough serving London King's Cross (fastest journey time 46 minutes) and Corby and Leicester, both serving London St Pancras, (fastest journey times 72 and 63 minutes respectively). There are also services from Oakham to the Midlands, North West, Birmingham, Cambridge and Stansted).



International and domestic flights are available from East Midlands Airport (43 miles), Birmingham (62 miles) and Stansted (77 miles).







HEREWARD HOMES

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The information within this brochure, layouts and specifications are carefully prepared but its contents are for illustration purposes only and do not form part of any contract. Dimensions are scaled from architect's drawings and although they are as accurate as practicable they may vary depending upon internal finishes. Transport information may be subject to change, but is correct at date of publication.