



Main Street
Lyddington | Rutland | LE15

FINE & COUNTRY

KEY FEATURES



- An Attractive, Grade II Listed, Ironstone Period Cottage
- Situated in a Highly Desirable Village Only 2 Miles from Uppingham
- Recently Refurbished, Retaining Many Original Features
- Reception Room, Dining Room and Kitchen / Breakfast Room
- Two First Floor Double Bedrooms and a Family Bathroom
- Brick Outbuilding Housing a Utility Room, WC and Garden Store
- Enclosed, Southwest Facing Courtyard Style Garden
- Total Accommodation Extends to 946 Sq.Ft.



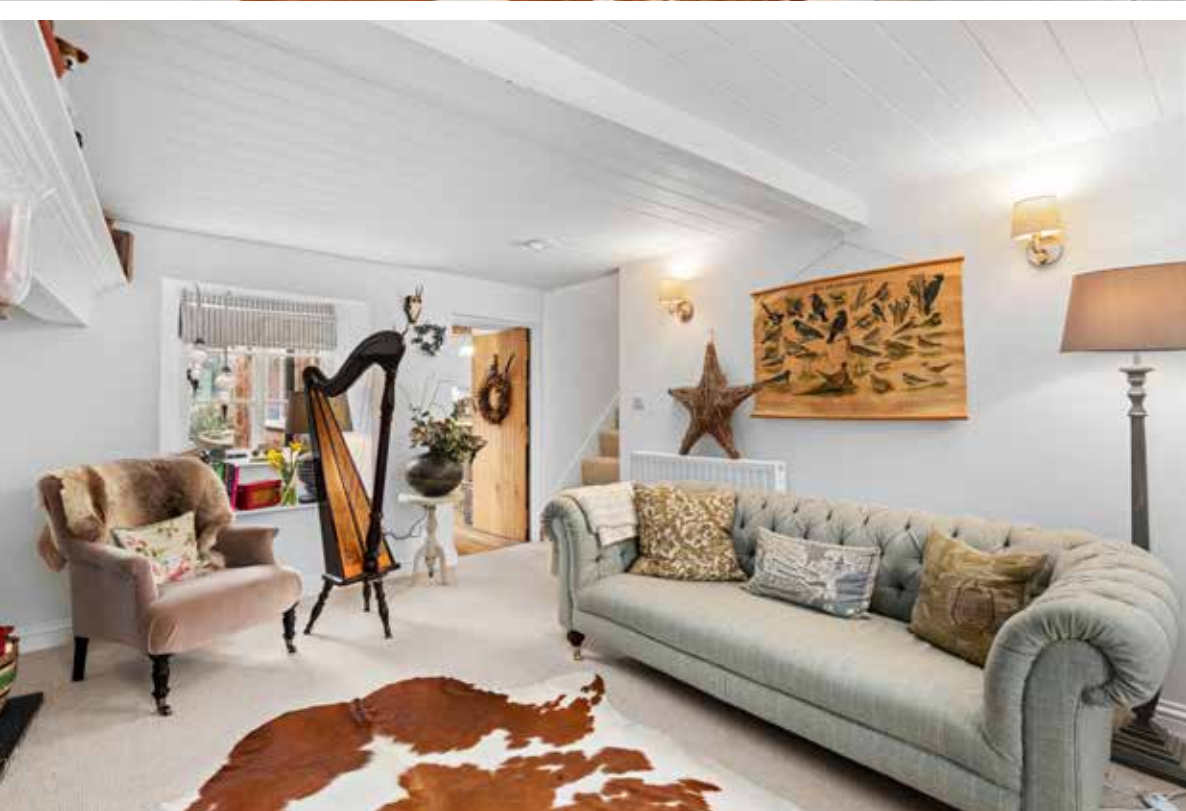


A charming stone cottage in the heart of the picturesque village of Lyddington just south of Uppingham, currently offers a large kitchen, dining room and living room downstairs and two double bedrooms and a bathroom upstairs. Recently, the Grade II listed property has been tastefully refurbished and, subject to planning, provides scope to create further accommodation in the sizeable attic if wished. An outbuilding contains a utility room and a garden store and the private and enclosed south and west facing garden captures the sun all afternoon.

Lyddington is a delightful little ironstone village crammed with historic listed buildings and is not only close to Uppingham but also Rutland Water and has easy access to trunk roads, the A1, trains stations, and beautiful towns such as Stamford as well as the city of Peterborough.

The property, dating to the early to mid-1800s, stands in the centre of the village next door to a Victorian village hall, once a school. Full of character, the house displays some exposed stone inside and the kitchen has an old bread oven in one corner. "We have loved living here."







It has been ideal for my daughter to catch the school bus from the White Hart to Stamford High School every day, and I have been able to commute to London for work,” says the owner who carried out the refurbishment. “We have installed a damp course, re-plumbed, re-wired and re-decorated virtually throughout including laying new wool carpets. The fitted kitchen has quartz worktops and the floor is Karndean; there is a Bosch eye-level double oven as well as an integrated fridge freezer, dishwasher and a gas hob. We have mains gas central heating and a new combi boiler.”

“Had we been able to stay here I would have converted the attic into a master bedroom suite, after seeking planning permission. It already has a window at either end, has electricity and is boarded out, with a ladder for access. You could have a staircase from the landing airing cupboard and plumbing would be from the bathroom below. It might be something someone would want to consider as I am sure it

would be easy to do.”

Although windows are old timber sashes and an inglenook fireplace is a feature in the living room, a pale neutral colour palette, which pervades the entire house, lends a bright, modern vibe. The living room is over 16 feet long and enjoys natural light from both the east and the west whilst a multi-fuel burning stove sits in the chimney recess creating a cosy focal point to the spacious room. The dining room is to the other side of the front door and benefits built in shelving; “My daughter and I are avid readers so we put in the bookshelves,” remarks the owner. “We also put in the built-in wardrobes with shelving in the main bedroom.”

The kitchen door opens onto the rear garden where an outbuilding houses the owner’s washing machine and tumble dryer, and an old outside privy is hidden in a corner; a garden store is adjoining. There are outside electrics and a tap. The garden is barely overlooked, fully enclosed,

and predominantly gravelled. “I have planted some roses which should, in time, really come into their own,” affirms the owner. “It is so peaceful and sunny at the back and we receive evening sun which is perfect for relaxing with a drink or meal outside.”

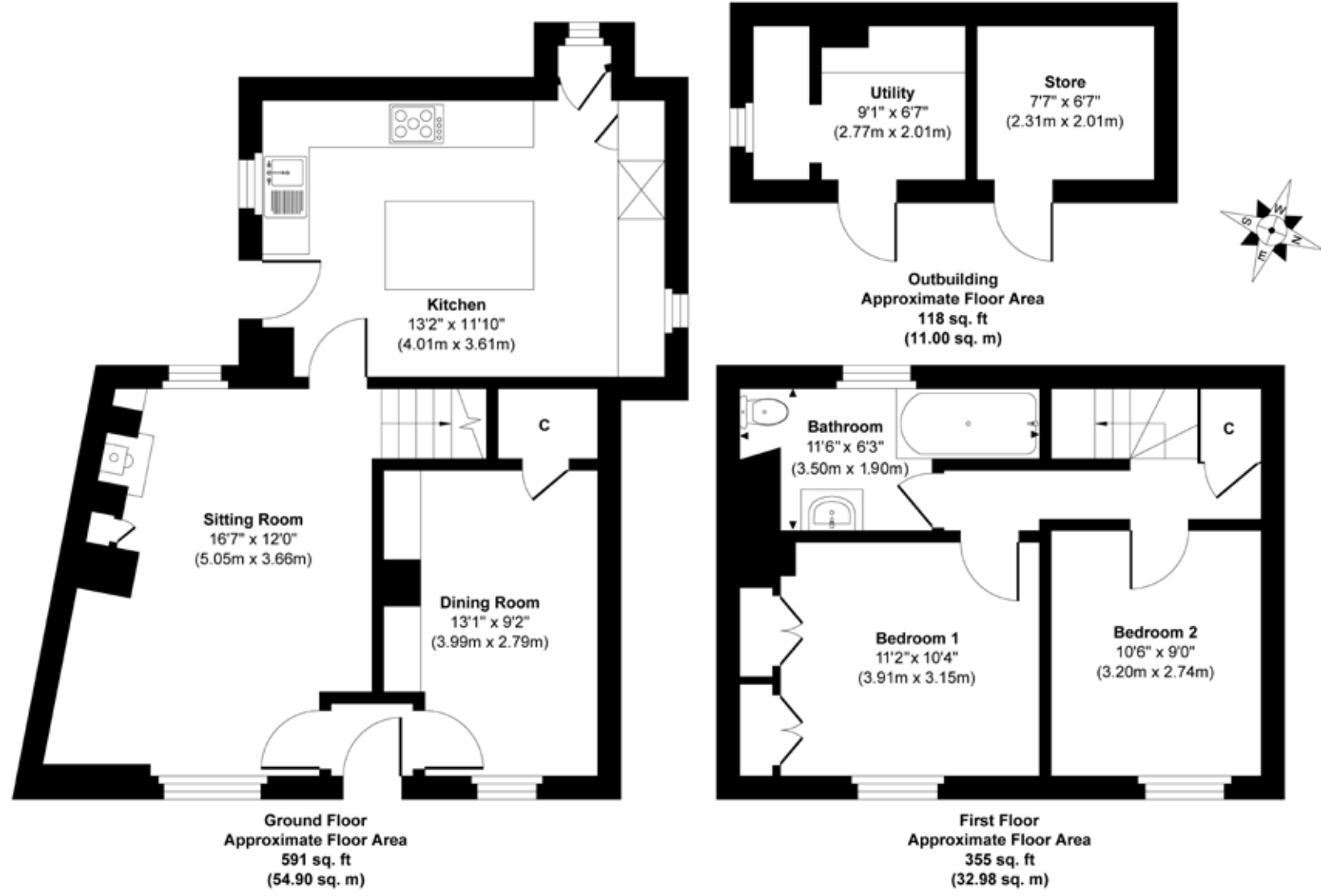
“There are some lovely things that go on in the village. In June and September we have a Shakespeare travelling theatre company, The Three Inch Fools, perform on the village green, there is bell ringing on a Thursday evening and various events happen in the village hall next door. Once a month there are history talks and every Friday morning there is a yoga class, so it’s all extremely convenient! We also have some beautiful walks straight from our door – you can walk to the Welland Viaduct, for instance, or venture further to Rutland Water where there are lots of different outdoor activities such as sailing or cycling, or you can visit the sunken Normanton Church.”







AGENT'S NOTES



Approx. Gross Internal Floor Area 1064 sq. ft / 98.88 sq. m (Including Outbuilding)
Approx. Gross Internal Floor Area 946 sq. ft / 87.88 sq. m (Excluding Outbuilding)
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



LOCAL AUTHORITY:

Rutland County Council

SERVICES:

Mains Electricity, Water, Drainage and Gas Central Heating

Council Tax Band: C

TENURE: Freehold

RIGHTS OF WAY:

It is understood that the neighbour has a pedestrian right of way through the garden to take their refuse bins out.

DISCLAIMER:

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fine & Country or Rutland Country Properties has the authority to make or give any representation or warranty in respect of the property.

We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Agents notes:

The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.

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LOCATION



Medieval Bede House is an English Heritage visitor's attraction next to Lyddington Church, whilst the Old White Hart is a 4-star hotel, and the Marquess of Exeter, a pub, both further up Main Street. It is also home to Rutland Polo Club so the sound of ponies' hooves is not unfamiliar.

Just two miles north of the village, lying off the A47 between Leicester and Peterborough, the lively town of Uppingham has been a functioning market town since the 14th century. It has the only fatstock show in the country still to be held in temporary penning in a traditional market town. Art and culture is also very important, the town having its own theatre and no less than six art galleries. There are numerous shops, restaurants and cafes as well as clubs, classes and sports facilities.

Road and rail links are excellent with Corby train station less than a 15 minute drive where fast direct services to London taking around 75 minutes. The A1 is around a 20 minute drive. Peterborough is about a half an hour away and also has direct trains to London, the fastest taking around 45 minutes making a commute to London, and other cities to the North and West, perfectly feasible.

LOCATION





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