



OLD WALLS

LYDDINGTON, RUTLAND

JAMES
SELICKS

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“... A WONDERFUL, IRON-STONE SINGLE-STOREY HOME ...”

A wonderful, iron-stone single-storey home sitting in a superb position in the middle of its own spacious plot at the heart of one of Rutland's most sought-after villages.

Kitchen & Utility Room • Three Reception Rooms • Three Bedrooms •
Three Bathrooms • Front & Rear Gardens • Ample Private Parking •
Village Location • EER - E •

Accommodation

Old Walls is a unique three-bedroom, three-bathroom L-shaped detached single story Ironstone property. Sitting in the centre of its plot, the position truly maximises the views and enjoyment of the fabulous gardens both front and rear as well as the historic Bede House that neighbours the property.

Double doors from the driveway give access into a dining hall at the centre of the property. Flowing off the dining hall is the well-appointed kitchen with a large picture window looking out over the front garden. Built-in appliances include an electric oven, gas Aga and a separate gas hob. There is a stainless-steel sink with mixer tap and space and plumbing for an undercounter dishwasher. There is also ample space for a tall fridge freezer.

Sitting just off the kitchen and providing additional space and plumbing for white goods is the spacious utility room. The utility also houses the gas fired central heating boiler. A door from the utility leads to an area for bins storage.

The property has a generous sized and well-proportioned sitting room with wonderful outlook to the rear garden as well as a feature fireplace with a gas fire. Flowing off the living room is a large double bedroom with ample built-in storage, window looking over the garden and an ensuite bathroom.

This side of the property is completed by a light filled study with a glazed roof and double doors to one end. Historically used as an art studio but it also offers flexibility for many other uses.



Accommodation continued...

The accommodation continues with the other wing of the property offering a further two bedrooms and bathrooms. The principal bedroom is located at the far end of the property with a large picture window looking out over the garden and a view of the historical Bede House. This bedroom has ample built-in storage and a further ensuite. Bedroom three is a generous size single room with built-in storage a window to the front elevation and is served by a separate bathroom.

Outside

The property is approached via a long-gravelled driveway giving way to ample private parking. The mature front garden, with views stretching down to the village green, is predominantly laid to lawn with an array of mature specimen trees providing year-round interest and privacy. The south facing rear garden is a true sun trap and enjoys great privacy within its wonderful stone walls. The garden is mainly laid to lawn with a mix of mature floral and shrub borders. It has been cleverly designed to provide several different seating areas to enjoy the sun and shade at different times of the day. There is convenient pedestrian access to one side of the property that leads to the workshop and then on to the front driveway.

This property is a very rare visitor to the open market and one which we believe will be well received by potential purchasers. It is a unique home in a superb private position in a sought-after village. It is offered to the market with the agent's strongest recommendation for an internal inspection.

“... THIS PROPERTY IS A RARE VISITOR
TO THE OPEN MARKET, A UNIQUE
HOME IN A PRIVATE POSITION ...”





Location

Lyddington is a charming and highly sought-after village by virtue of the interesting mix of character properties. The village has an active social life, two popular public houses, a church, and a village hall. The historic market town of Uppingham is situated just two miles away offering a fabulous range of specialists shopping, sporting, and recreational facilities.

Directional Note

From Oakham take the A6003 to Uppingham, on entering Uppingham continue through the town on the A6003 now signposted to Corby. Take the left hand turning to Lyddington. When entering the village on Main Street, continue past the Marquess of Exeter pub on the left. When you reach the village green take a left hand turning into Bluecoat Lane and Old Walls can be found on the left-hand side.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band F.

Tenure

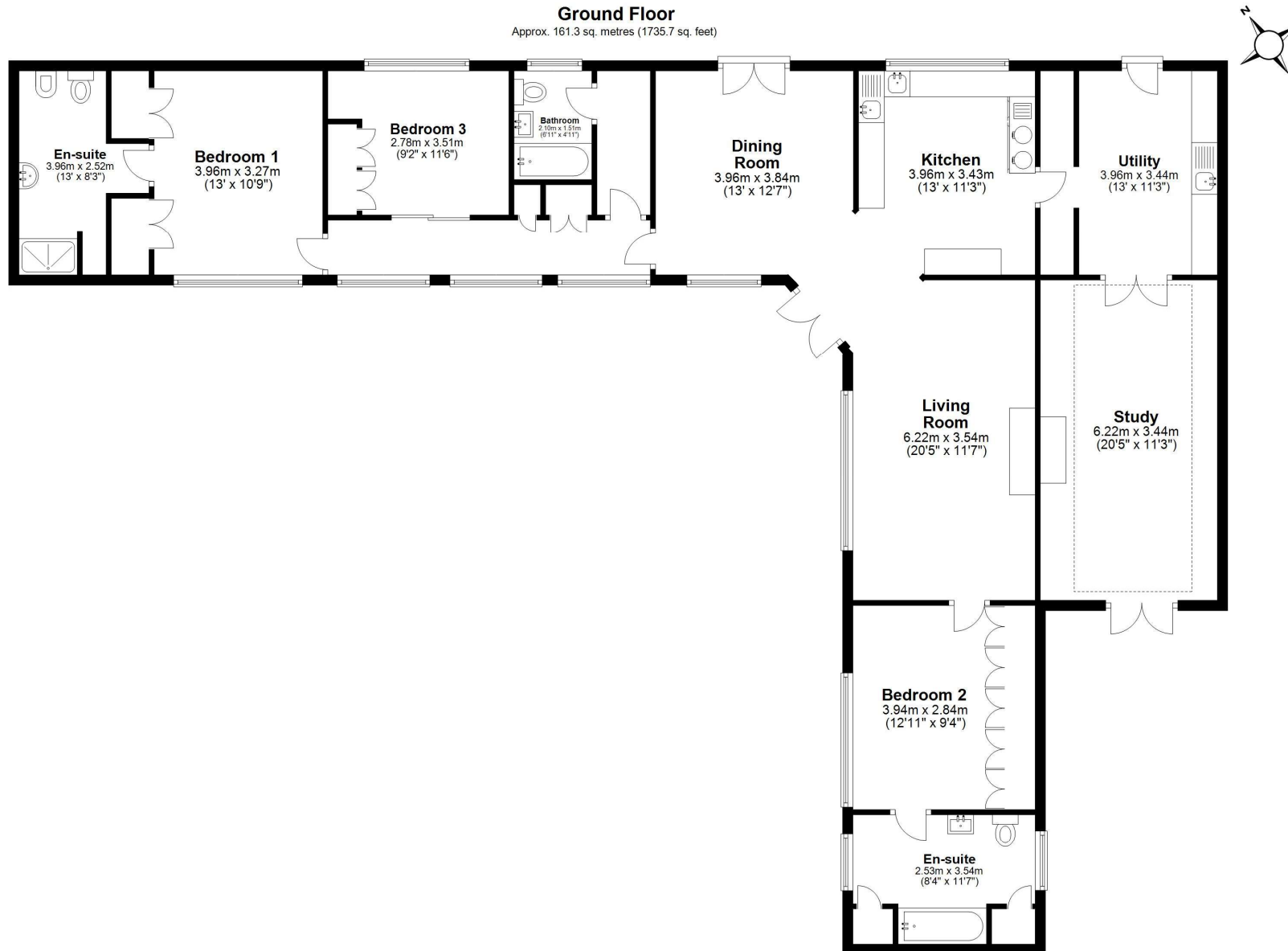
Freehold



“... THE SOUTH-FACING REAR GARDEN
IS A TRUE SUN TRAP AND ENJOYS
GREAT PRIVACY WITHIN ITS
WONDERFUL STONE WALLS ...”



Old Walls, 2 Bluecoat Lane, Lyddington, Oakham, Rutland LE15 9LZ
House Total Approx. Gross Internal Floor Area excl. Garage = 1735.7 ft² / 161.3 m²
Measurements are approximate, not to scale, illustrative purposes only.





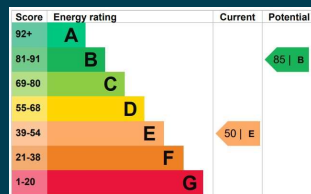
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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.