



30 Main Street
Lyddington, Rutland



30 MAIN STREET



30 Main Street, Lyddington,
Rutland, LE15 9LT



A very charming Grade II listed period cottage in
this immensely popular Rutland village.

- Breakfast kitchen
- Dining room
- Sitting room
- 2 x Double bedrooms
- Shower room
- Garden and ample off- street parking.



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Situation

Lyddington is a beautiful and extremely popular ironstone village standing just two miles to the south of Uppingham. There are two highly regarded pubs; The Old White Hart, and the Marquess of Exeter, a church, and village hall. Next to the Church stands the Bede House, a part of the former palace of the Bishops of Lincoln. There is also a village playing field with children's playground and a tennis court. Lyddington is quietly tucked away in some beautiful, gently rolling countryside with many excellent scenic walks and rides.

Primary schools nearby include Leighfield Primary and Uppingham Church of England schools, and Secondary schools in close proximity include Uppingham Community College and Uppingham School. Communications in the area are excellent, with the A1 providing access to London and the north just 15 minutes away. Mainline trains into London can be reached from Market Harborough, Peterborough, and Corby.

Description

30 Main Street is a pretty Grade II listed double fronted ironstone cottage set back from Main Street on a sleepy side lane. It is believed to have originally been a small chapel. This is echoed in some of the architecture, particularly the barrel vaulted first floor ceilings, and ecclesiastical window in the first bedroom.

The ground floor reception rooms are well laid out and spacious, with the breakfast kitchen standing between the dining room and sitting room. On the first floor are two double bedrooms and a newly refurbished shower room.

Outside, the garden is laid out to the front of the house, with a graveled parking area approached through close boarded double gates. There is an I-shaped lawn and a flower bed running the length of the house, and the whole area is especially private, being screened by a thick laurel hedge.

Accommodation

The front door opens directly into the kitchen breakfast room, with good ranges of wall and floor units with oak work tops, and a Belfast sink. There is space for a washing machine and separate dryer, and fridge and separate freezer, and plumbing and space for a gas cooker. A particular feature is the pretty built in larder cupboard with antique pine doors. Further under stairs storage space.

A stripped pine door leads to the dining room, which is light and bright with three windows on two sides. The sitting room is also double aspect, with a pretty fireplace with a wood burning stove and a fitted tv stand. There are two window seats overlooking the garden.

From the kitchen, stairs with a distinctive arched window lead to the first floor landing with barrel vaulted ceiling. The shower room has just been fitted with a new laminate floor; it is fully tiled with a walk in shower cubicle, heated towel rail, basin in vanity unit and a wc.

The main bedroom also has a wonderful vaulted ceiling and is full of character, with an ornate plaster recess around the window. Bedroom two has a fitted wardrobe cupboard which also houses the gas fired central heating boiler.

Grounds and gardens

The garden is laid out to the front of the house, with a graveled parking area approached through close boarded double gates. There is an I-shaped lawn with flower bed running the length of the house, and the whole area is especially private, being screened by a thick laurel hedge. There is a useful wooden shed, and a paved area for bin storage.

Services

Mains Water, drainage, electricity, and gas are connected to the house. None of the services or appliances, heating installations, plumbing, or electrical systems have been tested by the selling agent.

Directions

From Uppingham head south on the A6006 and turn left at Uppingham Community College, signposted to Lyddington and the Bede House. Carry on down the hill for about a mile into Lyddington and pass the Marquess of Exeter on the left-hand side.

The lane leading to 30 Main Street will be seen on the left immediately after Swan House. Number 30 is the first house on the right-hand side, behind close boarded double gates.

Grounds and gardens

The garden is laid out to the front of the house, with a graveled parking area approached

Please note

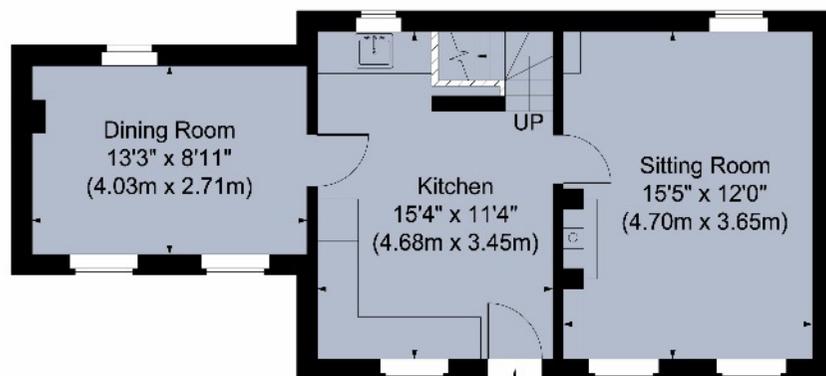
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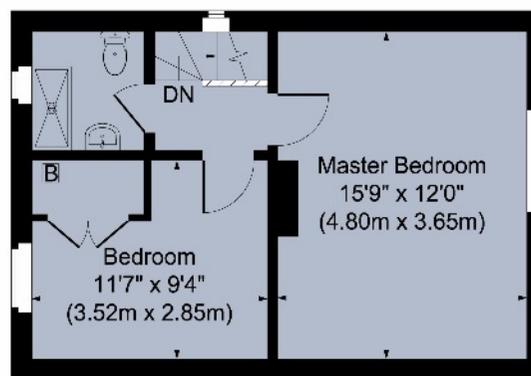
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30 Main Street, Lyddington
Approximate Gross Internal Area = 79 sq.m/855 sq.ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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Approximate Travel Distances



Locations

- Corby - 7 miles
- Oakham - 8 miles
- Stamford - 13 miles
- Leicester 21 miles
- Peterborough - 23 miles



Nearest Stations

- Corby 7 miles
- Kettering - 15 miles



Nearest Airports

- East Midlands 42.7 miles

Viewings

By strict appointment through selling agents,
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