



Baytree Cottage

Church Road, Lyndon, Oakham, Rutland LE15 8TU

Rent: £2,500 Per Calendar Month



An exceptional five bed roomed 17th Century farmhouse set in a sizeable plot enjoying views over grass paddocks. Built of local stone under a Collyweston slate roof, the property has been completely refurbished to a high standard whilst retaining many of the original features.

A large stone barn adjoining the farmhouse is suitable for a variety of uses, part of which is currently a stable. There are a number of grass fields close to the house that may be available on annual licences.

Kitchen Dining Room Sitting Room Cloakroom Five Bedrooms
Two Bathrooms Shower Room Oil Fired Central Heating Double Glazing
Large Garden (over 250m²) Garage & Outbuildings

To be let unfurnished, except for carpets and curtains, on an Assured Shorthold Tenancy Agreement for an initial term of between one and five years. Viewing strictly by appointment.

THE ESTATE OFFICE, LYNDON HALL, LYNDON, OAKHAM, RUTLAND LE15 8TU
01572 737786 LYNDON-ESTATE.CO.UK OFFICE@LYNDON-ESTATE.CO.UK

Our Location

Lyndon Estate is about one mile south of Rutland Water in the County of Rutland, a beautiful and unspoilt part of England with many magnificent historic towns, villages and stately homes all within a few miles.

Rutland Water is close by - a well-established major watersports and leisure centre covering over 1,200 hectares. There are lots of activities available including fishing, sailing, windsurfing, kayaking, golf, bird watching, cycling, triathlon and a seasonal water play park.

Transport links are good with the A1 Great North Road only 10 minutes away. The nearest mainline railway station is at Peterborough, approximately 20 miles away, offering a high speed train service to London in about 45 minutes.

Nearest Towns: Oakham 5 miles, Uppingham 5 miles, Stamford 9 miles, Leicester 24 miles and Corby 13 miles.



Overview

The accommodation consists of on the ground floor, a kitchen with a quarry tile floor and electric Rangemaster, dining room, large sitting room and cloakroom. On the first floor, three double bedrooms (one with an en-suite shower room) and a family bathroom. On the attic floor, two double bedrooms and a bathroom. Thick walls, double glazing and central heating throughout make this a warm and comfortable home to live in.

Outside there is a large stone barn suitable for a variety of uses, currently set out for storage at one end (on two floors), a garage and also a stable. A number of grass fields close to the house may be available on annual licences. A gated gravel driveway leads to ample space for parking at the rear. A sizeable garden surrounds the property and includes a stone bothy and a good size garden storage shed.

GROUND FLOOR



Layout Ground Floor

Kitchen: 5.6 x 4.0m

Handmade fitted oak units. Quarry tile floor. Electric Rangemaster. Large radiator.

Dining Room: 4.3 x 3.7m

A cosy carpeted room with ample space for eight people to dine. Radiator.

Sitting Room: 7.5 x 4.3m

Carpeted throughout. Fireplace with stone surround, two cupboards, staircase to first floor. Three radiators, two of which are cleverly enclosed beneath the window benches.

Cloak Room: 2.4 x 2.1m

WC, hand wash basin, tiled floor. Cupboard enclosing the oil fired boiler.

1ST FLOOR



Layout 1st Floor

Bedroom One: 4.6 x 4.2m

Fireplace with stone surround, radiator, cupboard/wardrobe.

En-suite 2.3 x 1.4m WC, shower, wash basin, tiled floor, radiator.

Bedroom Two: 4.6 x 3.5m

Fireplace with wooden surround. Single wardrobe, two double wardrobes. Two radiators.

Bedroom Three: 5.5 x 3.4m

Two skylights, four integrated cupboards, radiator. Superb views over countryside.

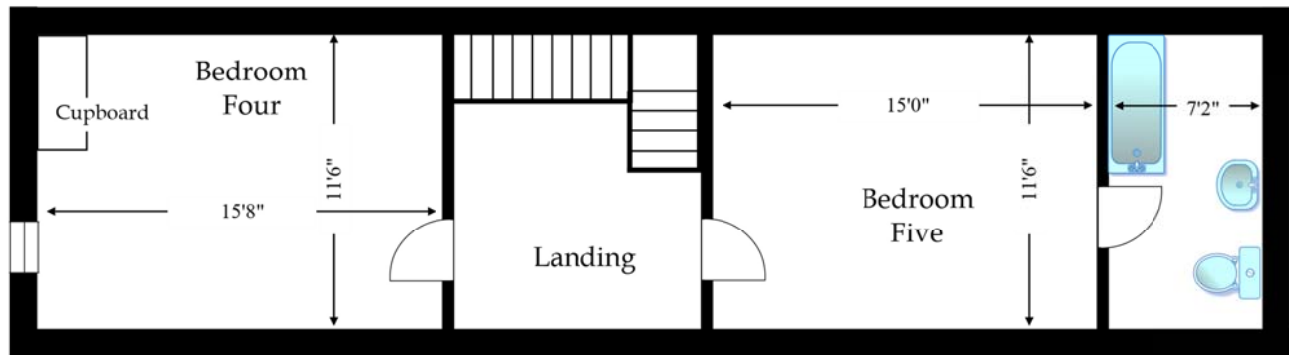
Bathroom: 3.7 x 3.5m

Wooden floor. WC, wash basin, bath with hand shower. Shower room. Cupboard plumbed for a washing machine with storage shelves above. Electric towel warmer. Enclosed radiator.

Landing

Carpeted and heated with two radiators. Light and airy with view across the paddocks. Stairway to floor two.

ATTIC FLOOR



Layout Attic Floor

Bedroom Four: 4.8 x 3.5m

A spacious room with two skylights and two radiators. Cupboard enclosing hot water tank.

Bedroom Five: 4.6 x 3.5m

A cosy room with en-suite. Two skylights, two radiators, storage area above stairs. En-suite 3.5 x 2.2m WC, wash basin, bath with shower handset.

Landing

Radiator heating, skylights and a useful garment hanging rail / storage area.

Outside

There is a sizable outbuilding constructed in matching stone with Collyweston slate roof - this comprises:

Garage 4.5 x 3.4m

Suitable for one vehicle plus some storage space alongside. Up and over steel door.

Stable 4.4 x 3.8m

Stone floor with stable door. Access to paddock at rear. Could be used as a stable or for storage.

Storage Area Lower 4.9 x 4.6m

Electrical supply along with a leveled area for appliances.

Storage Area Upper 4.9 x 4.6m

Area suitable for light storage.

Log/Coal Store 1.5 x 1.0m

Beneath steps, perfectly situated for coal or dry logs to be stored close to the house entrance.

The Garden

A manageable space with lawns, fruit trees, simple borders and views across the adjoining grass paddocks. Enclosed by a stone wall and estate fencing.

Garden (approx 250m²)

Garden Store 5.5 x 2.4m - Sizeable storage for garden furniture etc.

Bothy 1.7 x 1.5m - Ideal shelter for firewood etc.

Services

The property is heated by a modern oil fired boiler with thermostat controlled radiators installed throughout. Mains water & sewerage are connected as is electricity and a telephone line - Lyndon village benefits from FTTC (fibre to the cabinet) broadband internet with download speeds up to 70Mbps. The house is fitted with security lights outside. Smoke & CO detectors are installed inside.

Rent

£2,500 Per Calendar Month. This excludes council tax, water/sewerage, electricity and telephone charges. The Landlord is not bound to accept the highest or indeed any offer.

Council Tax

Classified under Band G - further details can be found on the [Rutland County Council](#) website.

Terms

The house is to be let on an Assured Shorthold Tenancy Agreement for an initial term of between one and five years with the prospect of an extension if both parties are agreeable. A deposit of £5,000 will be required on signing of the agreement (held in a deposit protection scheme).

Applicants wishing to apply for the tenancy will be required to complete a credit reference form and pay for the cost of the credit reference (currently £26 per applicant) - this cost is non-refundable.

The Tenant is responsible for routine maintenance and interior decoration. The Landlord is responsible for exterior decoration and all major and structural repairs. We can put you in touch with the estate gardener as required.

A copy of the proposed agreement is available for inspection at the Estate Office by prior arrangement.

Viewing

Strictly by appointment with the [Lyndon Estate Office](#).

Misrepresentation Act 1967

These particulars do not constitute any part of an offer of contract. All measurements are given as a guide, and no liability can be accepted for any errors arising there from. No responsibility is taken for any error, omission or misstatement in these particulars. No person in the employment of the Lyndon Estate Office has any authority to make or give any representation or warranty whatever in relation to this property.