



Baytree

Church Road, Lyndon, Oakham, Rutland LE15 8TU

Rent: £tbc Per Calendar Month



The largest non-manor house in Lyndon, occupying a sizable plot overlooking grazing land. This Grade II listed property appears on historical maps dating back over 300 years.

Renovated across all three storeys, it provides five double bedrooms, a family bathroom, two en-suites, a traditional farmhouse kitchen, dining room, and a large sitting room.

An adjoining stone barn provides useful space, offering scope for development, should both parties agree. Indulge in green-fingered pursuits around the sizable garden; a wonderful place to entertain or relax. Grazing land at the rear may also be available via separate licence.

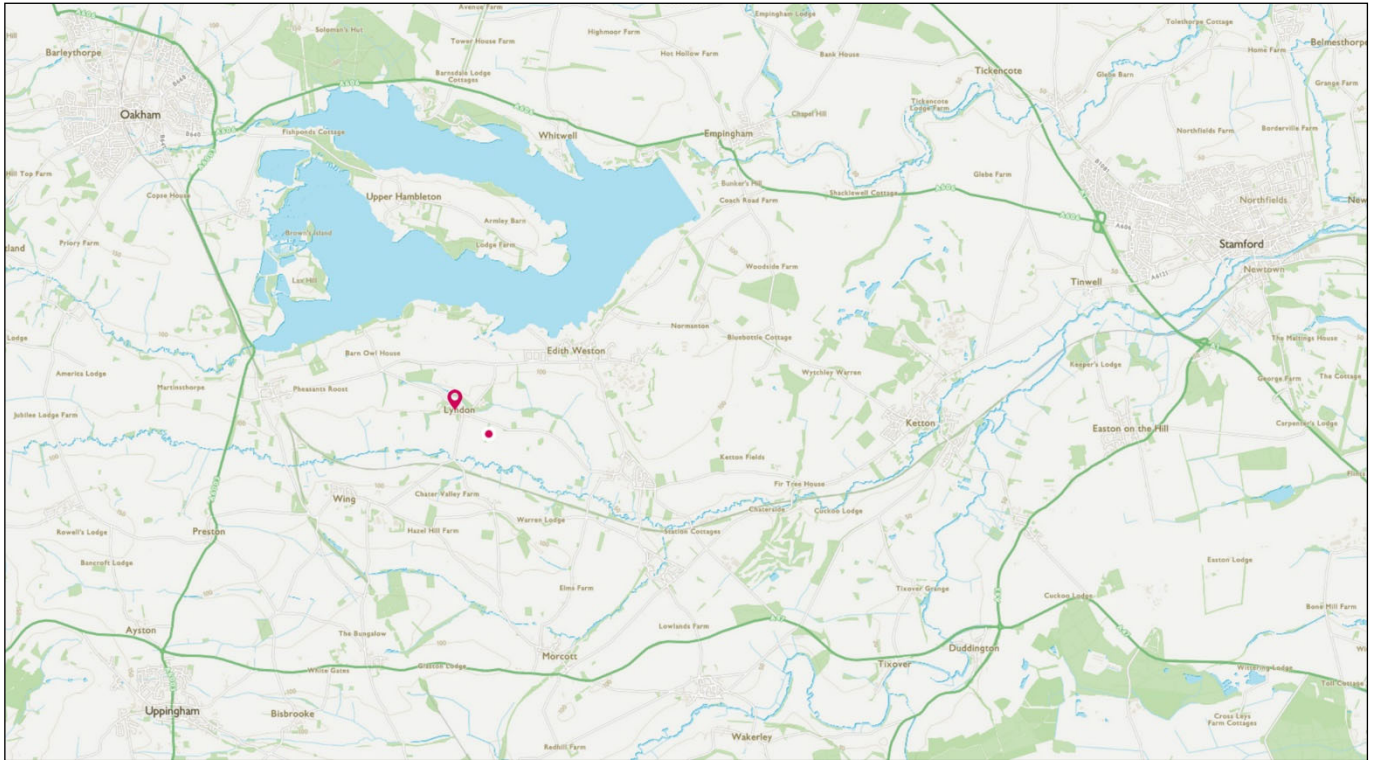
Five Double Bedrooms Family Bathroom En-Suite Shower Room x2
Fitted Kitchen Inc Electric Range Cooker Sitting Room Dining Room
Central Heating Large Enclosed Garden Outbuildings Abundant Parking

To be let unfurnished (except for flooring materials) on an Assured Shorthold Tenancy Agreement for an initial term of one year with the prospect of an extension if parties agree.

THE ESTATE OFFICE, LYNDON HALL, LYNDON, OAKHAM, RUTLAND LE15 8TU
01572 737 786 LYNDON-ESTATE.CO.UK OFFICE@LYNDON-ESTATE.CO.UK

Our Location

Lyndon is a 350-year-old family-owned estate village situated in the County of Rutland, a beautiful and unspoilt part of England with many magnificent historic towns and villages.

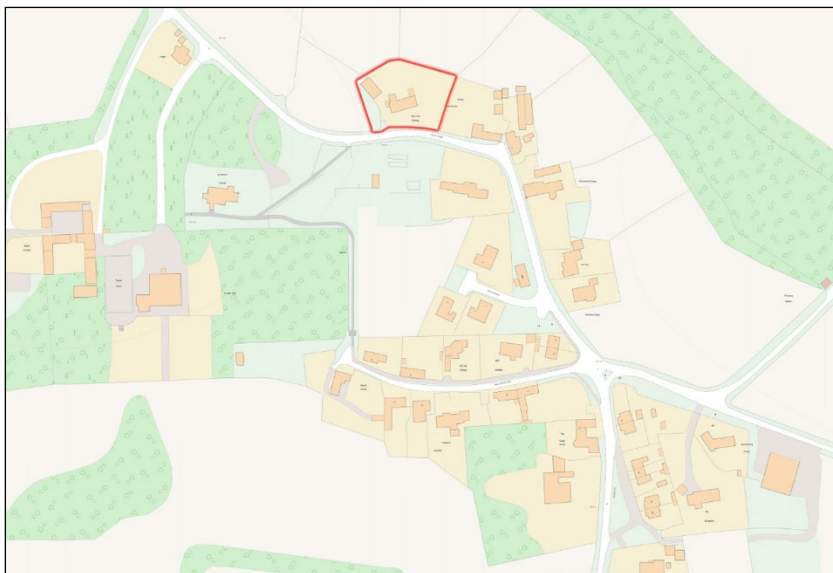


Close by is **Rutland Water**, a well-established significant wildlife reserve and leisure centre covering over 1,200 hectares offering many activities both on and off the water.

Schooling provision is very good with excellent primary and secondary state settings and renowned private alternatives including [Brooke Priory](#) (2-11yrs), [Oakham](#) (ages 11-18yrs), [Uppingham](#) (ages 11-18yrs), [Stamford](#) (11-18yrs), [Witham Hall](#) (ages 4-13yrs).

If you need to **travel**, the A1 is just 10 minutes away. The nearest mainline railway station is at Peterborough, approximately 20 miles away, offering a high-speed service to London in about 45 minutes. Oakham station is also on the Birmingham/Peterborough line.

Nearby **towns** include Oakham (5miles), Uppingham (5miles), and Stamford (9miles).



Baytree (**red outline**) is situated in Lyndon off Church Road.



Background

Built from local sandstone with solid walls and a Collyweston Slate roof, the house and outbuilding appears in the earliest village archives, understood to be over 300 years old.

Having undergone a sympathetic renovation in 2003/2004, subsequent refurbishments and improvements have been made between what always become extended tenancies.

Baytree offers straightforward country living in a quiet village location with unspoilt views, providing a comfortable home to many families over the years.

Walkaround

Enter the property through a gated driveway off Church Road, which to the rear, opens out into an ample parking and turning area.

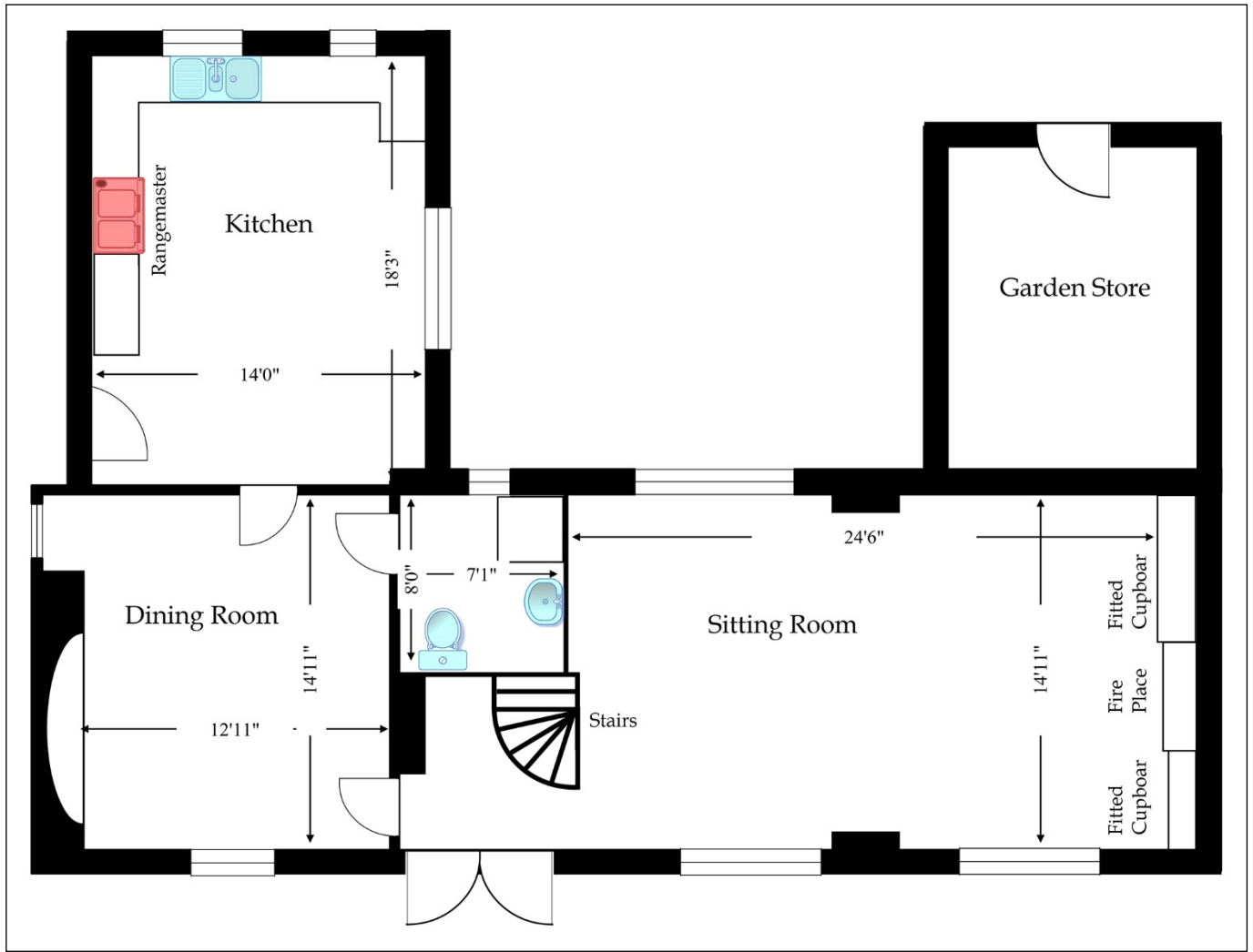
A grand stone porch at the west end leads into a classic farmhouse-style kitchen, always the heart of a home like this, with views over the countryside, fitted-out with oak units and an electric Rangemaster. Move through into the dining room, and immediately the prominent oak beams and feature fireplace provide a sense of bygone times, with the solid walls affording sufficient depth for a window bench. The expansive sitting room captures southerly daylight whilst also offering a view of the rear, which with the oak beams, window seats and open fireplace, make this a comfortable room to socialise or relax. A convenient cloakroom completes the ground floor.

Climb the curved staircase, fitted with a bespoke iron balustrade, to reach the first-floor landing; stop here and enjoy the view across the grazing land and Top Hall further to the north. Bedrooms one and two, found at either end of the corridor, and bedroom three to the rear, positioned over the kitchen, all provide ample space for double configurations. An en-suite cleverly incorporated into bedroom one and a generously sized family bathroom, including a shower cubicle for those in a hurry, serves the main household requirements.

Ascend a further stairway to the attic space, where incorporated beneath the oak structure are two additional double bedrooms, one with an en-suite, and the landing space between provides useful storage.

Venture outside, and the sizable outbuilding, built in a matching stone under a Collyweston slate roof, is separated into three main areas: storage at one end and a stable at the other with a garage in-between. This structure offers scope for renovation and redevelopment to meet the needs of future tenants via a new agreement, should there be a desire for such. Grazing land at the rear of the outbuilding may also be available via separate licence.

Mainly laid to lawn, the grounds have a variety of planted borders with shrubs and trees providing privacy at the front whilst remaining open to the lovely rearward views. Although sizable, the garden is easily manageable and offers a treasured environment to savour living in this idyllic rural setting.



Layout Ground Floor

Kitchen: 5.6 x 4.0m

Oak units, quarry tile floor, electric Rangemaster, radiator, exterior door.

Dining Room: 4.3 x 3.7m

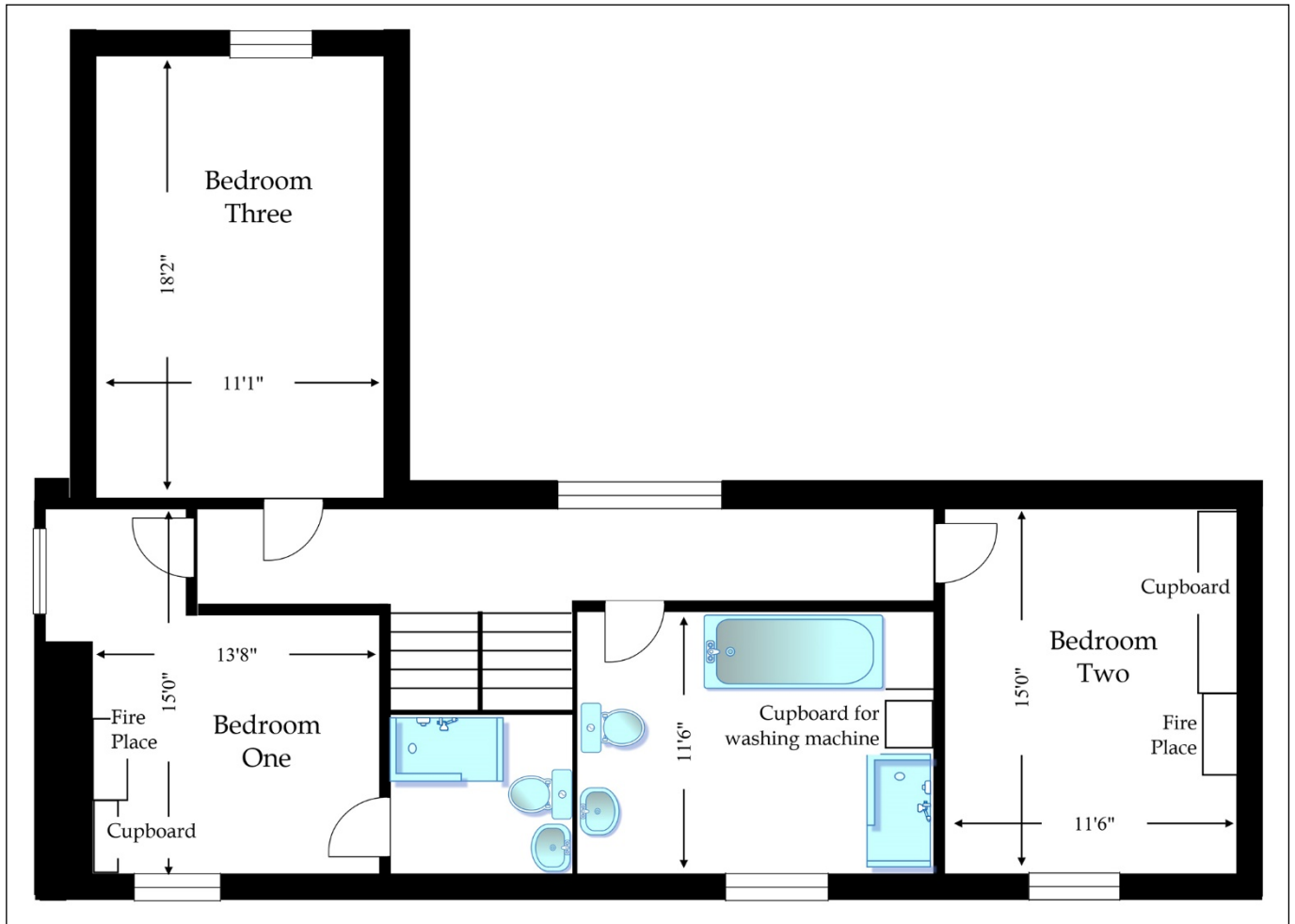
Carpeted floor, wood burning stove, radiators.

Sitting Room: 7.5 x 4.3m

Carpeted floor, two built-in cupboards, radiators, staircase to first floor, French doors.

Cloakroom: 2.4 x 2.1m

Tiled floor, WC, wash basin, central heating boiler (in cupboard).



Layout First Floor

Bedroom One: 4.6 x 4.2m

Carpeted floor, built-in cupboard, radiator.

En-suite (2.3 x 1.4m) Tiled floor, WC, wash basin, shower, radiator.

Bedroom Two: 4.6 x 3.5m

Carpeted floor, built-in cupboard, radiators.

Bedroom Three: 5.5 x 3.4m

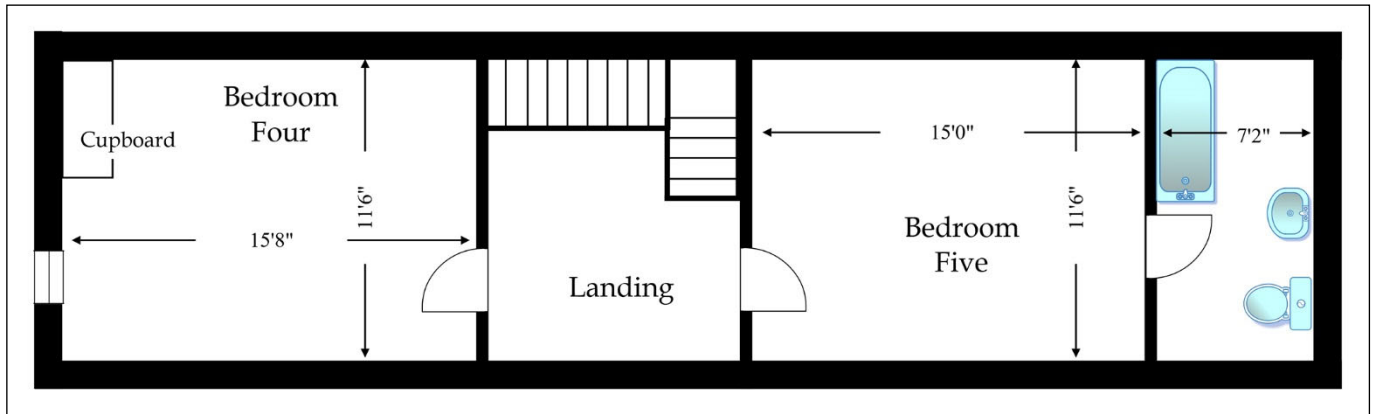
Carpeted floor, two rooflights, integrated cupboards, radiator.

Family Bathroom: 3.7 x 3.5m

Wooden floor, WC, wash basin, bath, shower cubicle, radiator, towel rad, laundry cupboard.

Landing

Carpeted floor, radiators, stairway to attic.



Layout Attic

Bedroom Four: 4.6 x 3.5m

Carpeted floor, two rooflights, radiators, hot water cylinder (cupboard).

Bedroom Five: 4.6 x 3.5m

Carpeted floor, two rooflights, radiators.

En-suite (3.5 x 2.2m) Tiled floor, WC, wash basin, bath with shower handset, radiator.

Landing

Carpeted floor, rooflight, radiator.

Services

The property has a modern oil-fired central heating system with radiators in every room. The pressurised hot water installation is also useful in a building of this size. In the kitchen, there's an electric range cooker. Located outside is a storage tank for the heating oil.

There are connections to mains [water](#), [sewerage](#), and [electricity](#).

Lyndon has [fibre broadband](#) with download speeds typically available up to around 50Mbps.

Rent

£tbc Per Calendar Month.

The Landlord is not bound to accept the highest or indeed any offer.

Terms

To be let unfurnished (except for flooring materials, curtains and cooker) on an Assured Shorthold Tenancy Agreement for an initial term of one year with the prospect of an extension if parties agree.

A deposit of £tbc is payable (held in a deposit protection scheme).

Applicants must complete a questionnaire, reference, and right-to-rent check.

The Tenant is responsible for routine maintenance and interior decoration whilst The Landlord takes care of all major repairs and exterior decoration.

A copy of the proposed tenancy agreement is available by prior arrangement.

Council Tax

The 2025-2026 annual charge is £4,135.62 (Band G).

For further information, visit the [Rutland County Council](#) website.

Energy Performance

This property has a current EPC rating of E41 - a copy of the certificate is available [online](#).

Interested?

Please refer to the [information for new tenants](#) online.

Viewings are available only via prior appointment with the [Lyndon Estate Office](#).

Misrepresentation Act 1967

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