



Harry's House

Church Road, Lyndon, Oakham, Rutland LE15 8TU

Rent: £tbc Per Calendar Month



A sizeable Grade II listed property located on the corner of Church Road in Lyndon Village, built of local sandstone circa 1800. Originally known as The Gardener's Cottage, but renamed Harry's House after Harry Betts, The Estate Chauffeur, who lived here for 40 years.

The main building boasts three first-floor bedrooms, including one en-suite, with a fourth bedroom, equally useable as a study, located in the converted former outhouse area.

The frontage looks out across grazing land, with the enclosed rear garden area offering additional space to entertain or play. Harry's is a fantastic family country home that rarely comes to market.

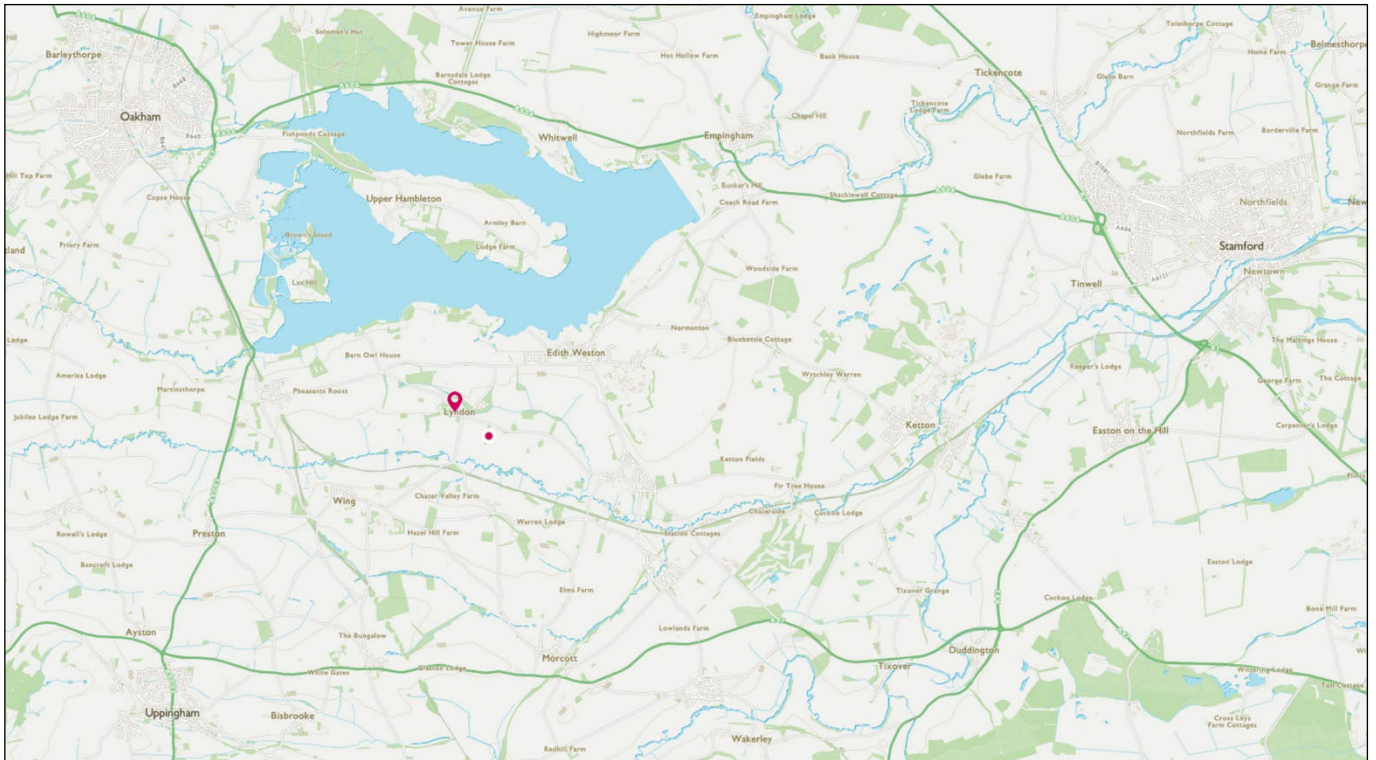
Four Double Bedrooms Family Bathroom En-Suite Shower Room
Fitted Kitchen Inc Range Cooker Sitting Room & Open Fire Dining Room
Central Heating Large Enclosed Garden Storage Shed Ample Parking Area

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

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The Location

Lyndon is a 350-year-old family-owned estate village situated 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.

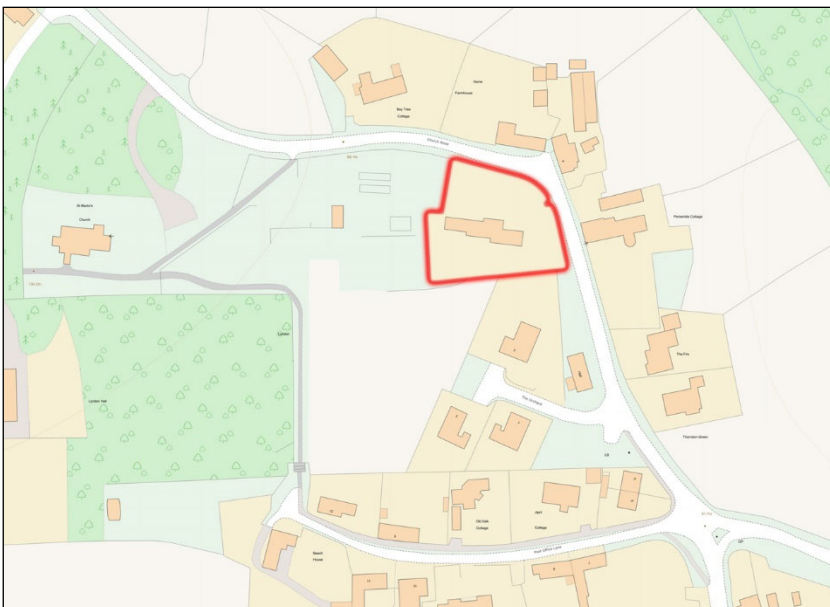


Rutland Water is a well-established significant watersport and leisure centre covering over 1,200 hectares, offering many activities, including walking, fishing, sailing, windsurfing, kayaking, foiling, golf, bird watching, cycling, triathlon and a seasonal water play park.

Transport links are good with the A1 Great North Road 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 on the Birmingham/Peterborough line.

Nearest Towns:

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



Harry's House (red outline)
situated in Lyndon Village on
the corner of Chuch Road.



whips.gratitude.battling

History

Originally constructed around 1800. This property became the residence of The Head Gardener before being occupied by the late Harry Betts; Harry's father came to Lyndon in 1903, employed as The Groom, with Harry becoming The Chauffeur. He lived in this house for 40 years until 1997 (age 90), so the Gardener's Cottage aptly became Harry's House! Renovations have since modernised the property whilst retaining many period features.

Walkaround

The gated entrance from Church Road turns into the driveway, opening to ample room for manoeuvring and parking.

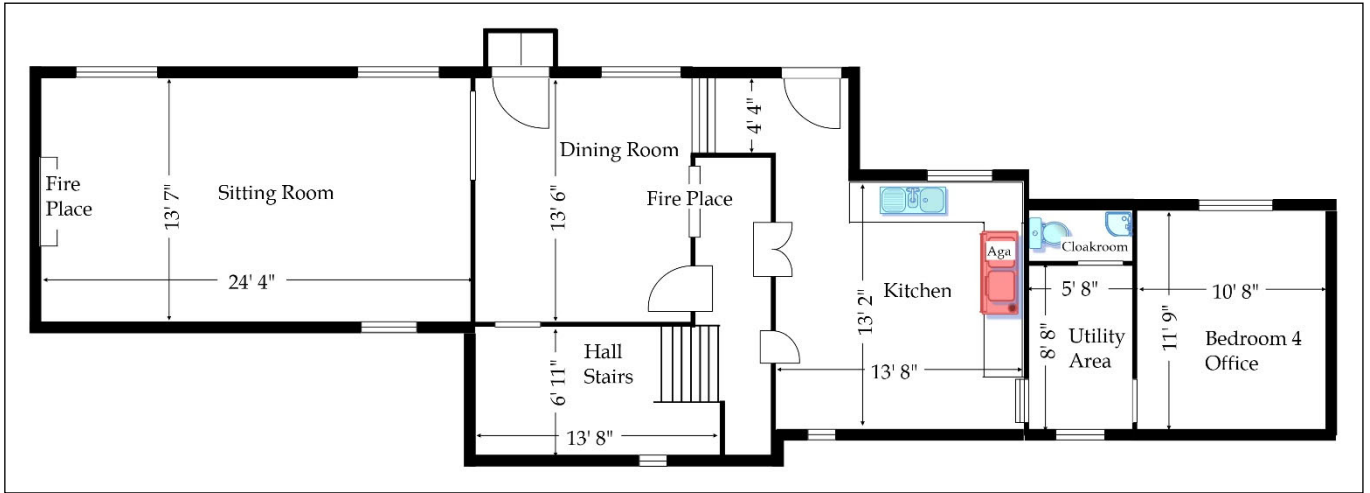
Enter the house through the original front door or, more typically, via the adjacent entrance hall. The first stop is the kitchen, fitted with farmhouse units and an electric range - cook here, taking in the lovely view across the front garden and paddock beyond. Walk down the stone steps into the dining area, which, like the kitchen, has a fantastic structure of exposed ceiling beams and a tiled floor - this room would have been the kitchen in bygone times. Next, the comfortable and extensive sitting room has an open fireplace and exposed oak ceiling beams, and it enjoys plenty of natural lighting from both the front and rear gardens. The converted former outhouse, behind the kitchen, provides a functional utility area and cloakroom, with a further room beyond equally usable as a fourth bedroom or study.

Access the first floor from the rear of the dining area, where the spacious lower hallway provides valuable storage for coats, footwear, etc. Ascend the stairs, and straight ahead is the family bathroom fitted with all the usual conveniences, including a powered shower. Immediately to the right is the largest of the three upstairs bedrooms, with two skylight windows providing an airy feel. Venture back along the upper hallway to find the smallest bedroom on the right (sufficient as a double), and at the far end is the en-suite bedroom fitted out with built-in wardrobes and cupboards.

Outside at the front, find abundant, easily manageable lawns with planted borders and various shrubs - the area outside the sitting room provides a relaxing sun trap. Then, heading towards the rear gardens, find a large timber shed offering practical storage, with the heating oil tank opposite. The extensive grassed garden behind the house is enclosed by stonewalling and established hedging, along with various trees, including several productive fruits, including what is understood to be a rare ancient apple - and, of course, ample room remains to entertain or let the kids safely play!







Layout Ground Floor

Kitchen: 4.2 x 4.0m

Tiled floor, fitted units, range cooker (not Aga as shown), radiators, exterior door.

Dining Room: 4.2 x 4.1m

Tiled floor, radiators, original front door, sealed-off fireplace.

Sitting Room: 7.4 x 4.1m

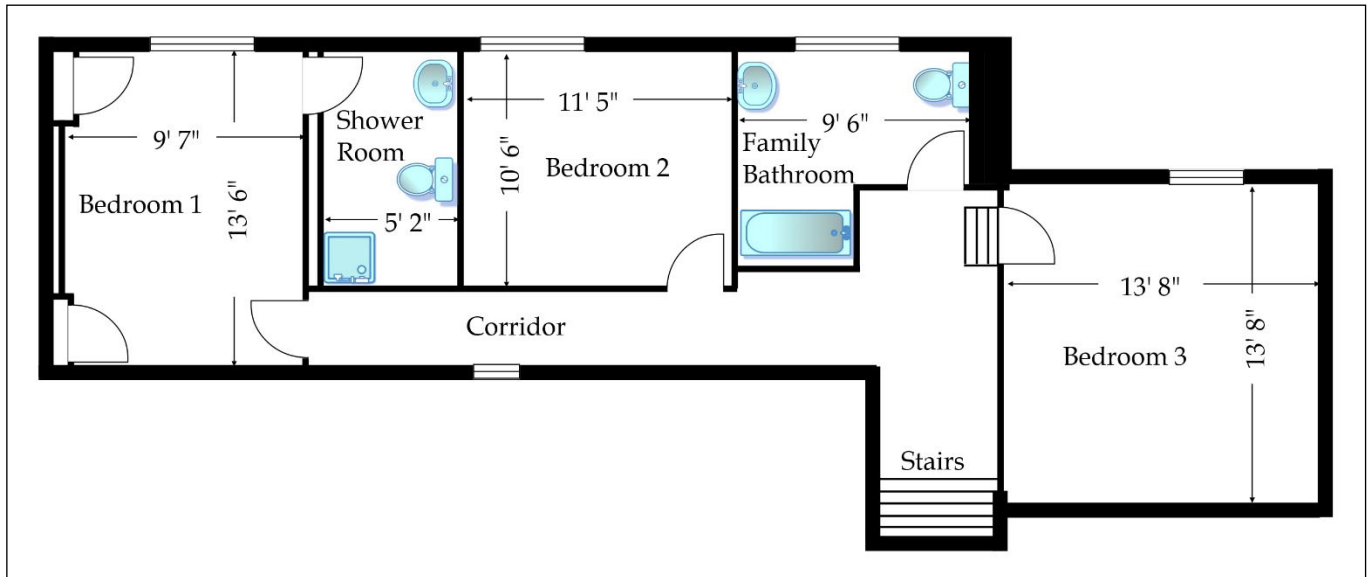
Carpeted floor, open fireplace, radiators.

Bedroom Four / Study: 3.2 x 3.6m

Carpeted floor, radiator.

Utility Area: 1.7 x 2.6m

Tiled floor, radiator, laundry plumbing.



Layout First floor

Bedroom One: 2.9 x 4.1m

Carpeted floor, built-in cupboards, en-suite, radiator.

Bedroom Two: 3.5 x 3.2m

Carpeted floor, radiator.

Bedroom Three: 4.1 x 4.1m

Carpeted floor, radiator.

Family Bathroom: 2.9 x 2.9m

Vinyl floor, toilet, wash basin, bath with power shower above, radiator.

Landing

Carpeted floor, radiator.

Services

This house benefits from a new oil-fired central heating and hot water installation with radiators in every room. The tenancy includes an electric range cooker, replacing the smelly energy-inefficient Aga installed here for many years.

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 flooring materials & cooker) on an Assured Shorthold Tenancy Agreement for an initial term of one year with the prospect of an extension if both 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. 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 2023-2024 annual charge is £tbc (Band E).

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

Energy Performance

This property has an EPC rating of E - 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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