



Old Well Cottage

7 Post Office Lane, Lyndon, Oakham, Rutland LE15 8TZ

Rent: £??? Per Calendar Month



Located on Post Office Lane in the quiet village of Lyndon in Rutland, Old Well is a unique cottage that appears on 17th-century maps, suitable for professionals or families alike.

Constructed from attractive sandstone with a thatch and Collyweston slate roofing combination. Inside, many period features remain, despite previous extensions and refurbishments. Principally a three-bedroom property, with the study providing a proven fourth-room solution. Those looking to enjoy time outside will find the enclosed garden a delight. In addition, ample space is available for access and parking.

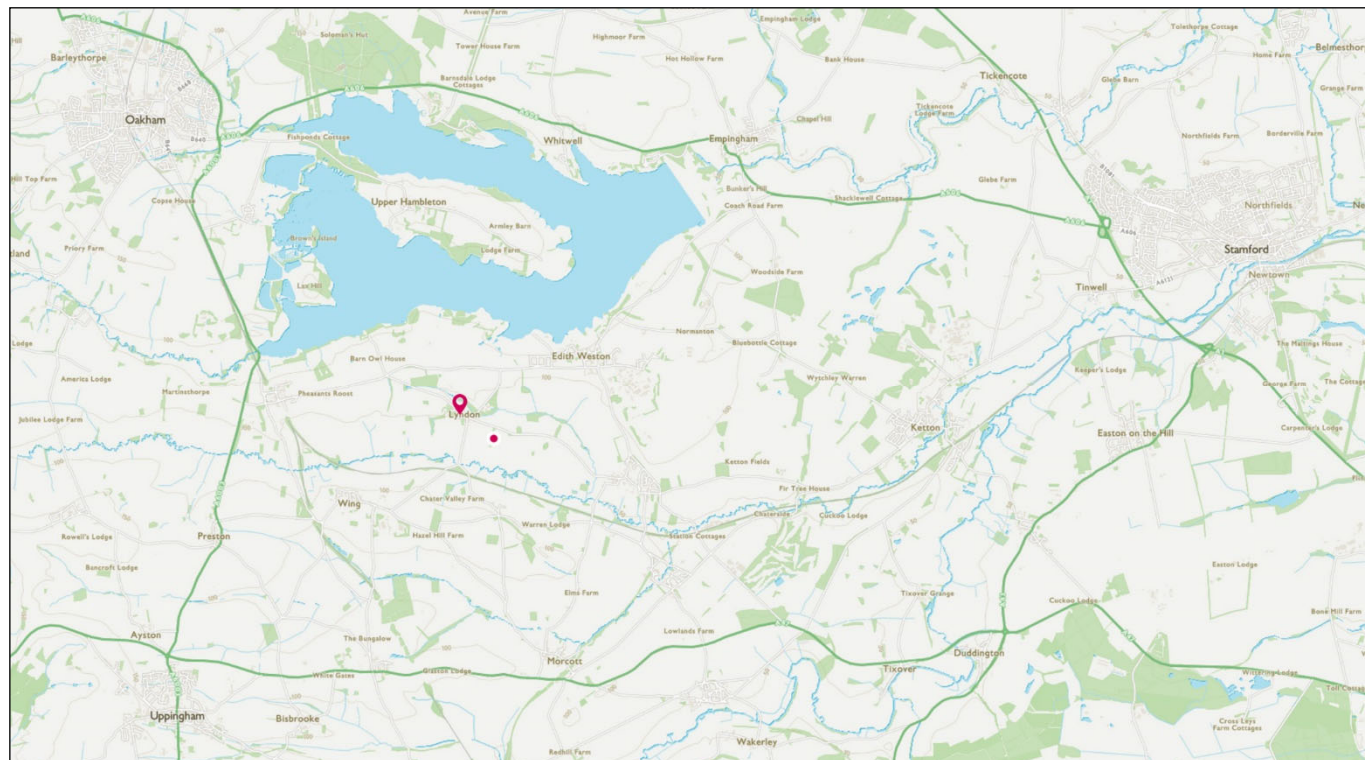
Three/Four Bedrooms Family Bathroom En-Suite Shower Fitted Kitchen
Sitting Room & Open Fire Dining Room Study Boot Room & WC
Central Heating Large Enclosed Garden Ample Gravelled Parking Area

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.

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Our 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, foiling, kayaking, golf, bird watching, cycling, swimming, 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/Peterboro line.

Nearest Towns:

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



Old Well Cottage (**red outline**)
Situated in the village centre off
Post Office Lane with gated
access from the village road.



Walkaround

Access the property on foot off Post Office Lane or enter with a vehicle through the main gates from the village road; a gravel driveway expands into a parking area with turning siding.

The spacious entrance room, with WC, provides the perfect place to de-clobber before proceeding into the main cottage. Moving inside, the first stop on the tour brings you to the brightly lit kitchen and dining area with views out across the extensive garden. Oak-fitted units incorporate a built-in double larder with fridge/freezer, a professionally installed electric range cooker is also included, and there's a tiled floor throughout. Most tenants put a farmhouse-style table in this room for day-to-day dining. Next is the sitting room, located just beyond the original front door entrance area, providing a comfortable carpeted environment featuring a prominent oak beam, window seat, and fireplace. Then, moving on to the timber floored more 'formal' dining room, a light and airy space similar in practical size to the sitting room; it is worth noting that many past tenants have instead used this as a secondary sitting room. Lastly on the ground floor is the study, a cosy room previously utilised as an office and as a fourth bedroom, thus suiting various family requirements, guests or home working.

To reach the first floor, return to the original entrance area and ascend the stairway to the attractive carpeted landing area with exposed stone chimney breast, oak roof beams and cleverly engineered storage spaces. Straight ahead is the family bathroom, and beyond that is bedroom two, the largest of the three, with a lovely timber floor and built-in cupboard. The single bedroom three is found just off the landing, and at the far end, bedroom one has an en-suite and a great view across the garden and grazing paddocks beyond.

Outside, the large mature garden is afforded privacy by the surrounding hedging, with various trees also providing shelter from warm sunny days. Planted borders offer seasonal colour, and established shrubbery enhances the overall effect. Plenty of lawn space allows for play or relaxation, and the paved area provides a solid dining area. There are even some raised beds for growing produce, and how about harvesting grapes from the productive vine? Further storage provision is available externally in a locked cupboard next to the entrance room, and a summer house and shed also remain on-site in a usable condition.



Layout Ground Floor

Entrance Room: 4.0 x 2.2m

Wood laminate floor, central heating boiler, radiator, access to WC and exterior door.

Kitchen & Dining Area: 7.9 x 3.0m

Tiled floor, oak fitted units, larder with built-in fridge/freezer, electric range cooker with extractor hood above, plumbing for dishwasher or washing machine, radiator.

Sitting Room: 4.2 x 4.3m

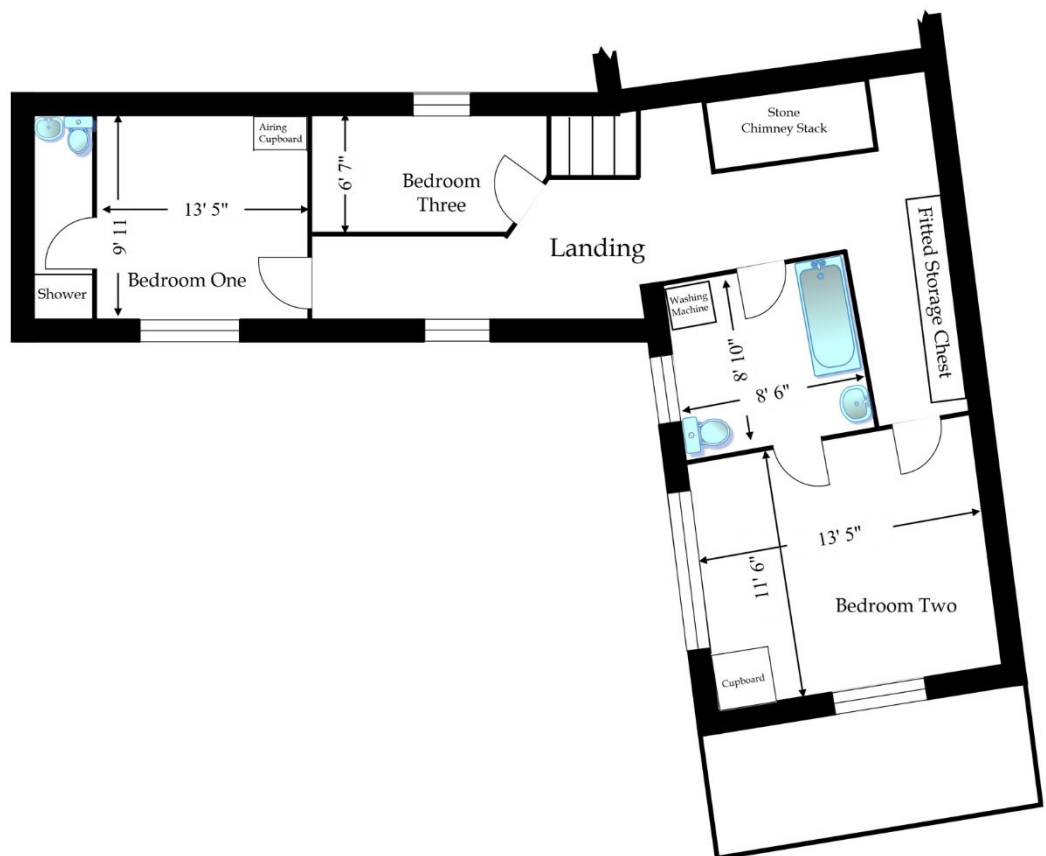
Carpeted throughout, open fire with stone surround, window bench seat, radiator.

Dining Room: 4.2 x 3.4m

Timber floorboarding, radiator, open fireplace.

Study: 4.2 x 2.2m

Carpeted floor, radiator.



Layout 1st floor

Bedroom One: 4.1 x 3.0m

Carpeted floor, built-in airing cupboard, en-suite, radiator.

Bedroom Two 4.1 x 3.5m

Timber floorboarding, built-in wardrobe, radiators, access to bathroom and landing area.

Bedroom Three 3.5 x 2.0m (to be checked)

Carpeted floor, radiator.

Bathroom 2.6 x 2.7m

Timber floorboarding, toilet, wash basin, bath with power shower above and glass screen, wall cabinet, plumbing for washing machine, radiator.

Landing

Carpeted floor, storage shelving, storage chest, radiators.

Services

The property has a modern oil-fired central heating and hot water installation with radiators in every room. In the kitchen, there's an electric range cooker and built-in fridge-freezer. Located outside is a storage tank for the heating oil.

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

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

Rent

£??? 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) 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 £??? 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 2025-2026 annual charge is £3,184.91 (Band E).

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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