



Old Well Cottage

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

Rent: £tbc Per Calendar Month



Located on Post Office Lane in the quiet village of Lyndon, Old Well is a unique and somewhat quirky semi-detached cottage that appears on historical village maps dating back to the 1700s.

The attractive stone-built property features a Collyweston slate and thatched roof. Set in expansive grounds, it has a beautifully maintained enclosed garden with gated access.

Previously extended and refurbished throughout, many original features remain with oak beams and tiled floors. This high standard accommodation with three bedrooms is a lovely home for a small family or professional couple.

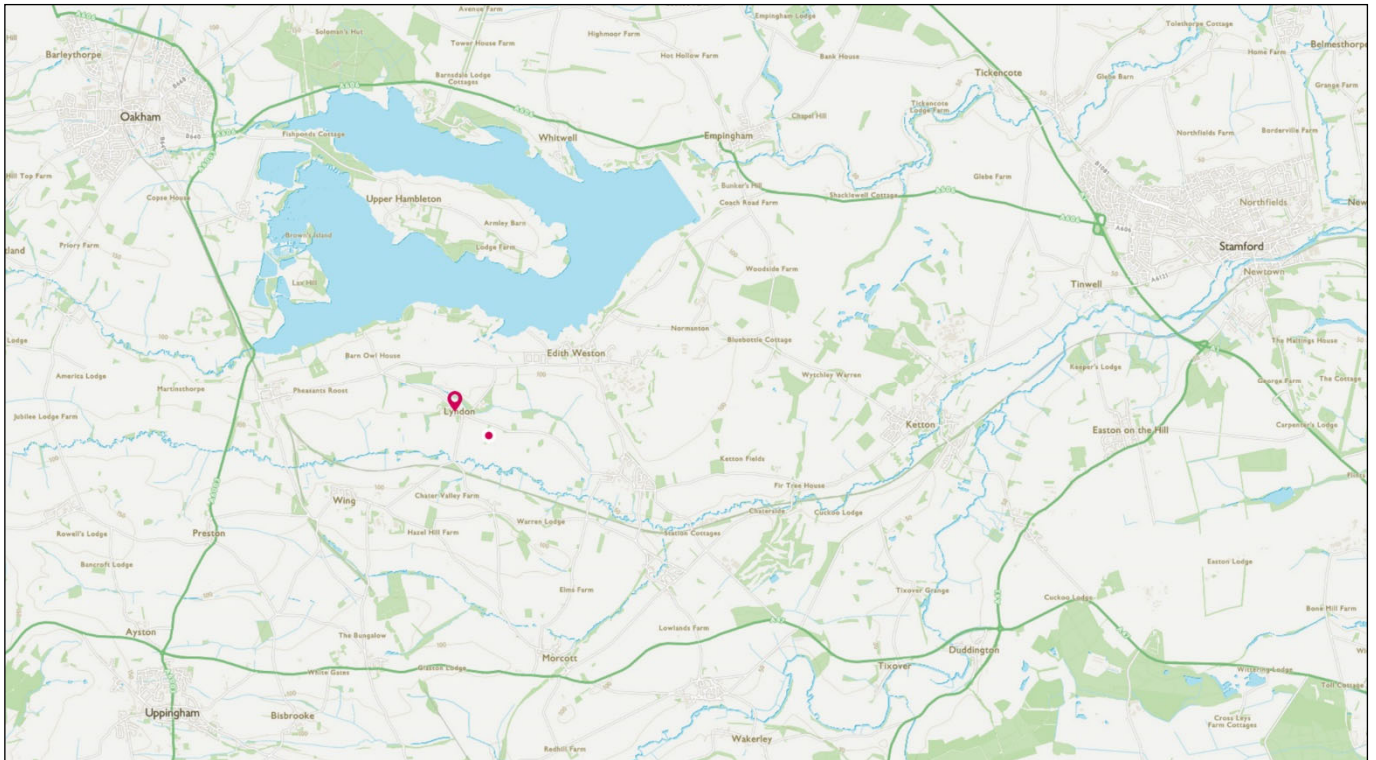
Three Bedrooms Family Bathroom En-Suite Shower Room
Fitted Kitchen Sitting Room & Open Fire Dining Room & Open Fire Study
Central Heating Large Enclosed Garden Storage Sheds Ample Gravelled Parking Area

To be let unfurnished, except for carpets and flooring, on an Assured Shorthold Tenancy Agreement for an initial term of one year. Viewing strictly by appointment with the office.

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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.

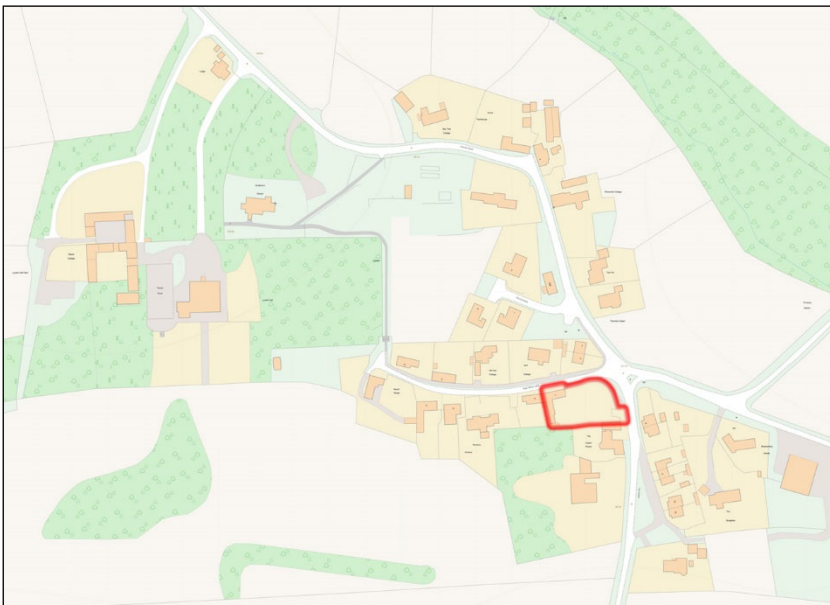


Rutland Water is a well-established significant watersport and leisure centre covering over 1,200 hectares offering many activities, including walking, fishing, sailing, windsurfing, kayaking, golf, bird watching, cycling, triathlon and a seasonal water play park.

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.



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



Overview

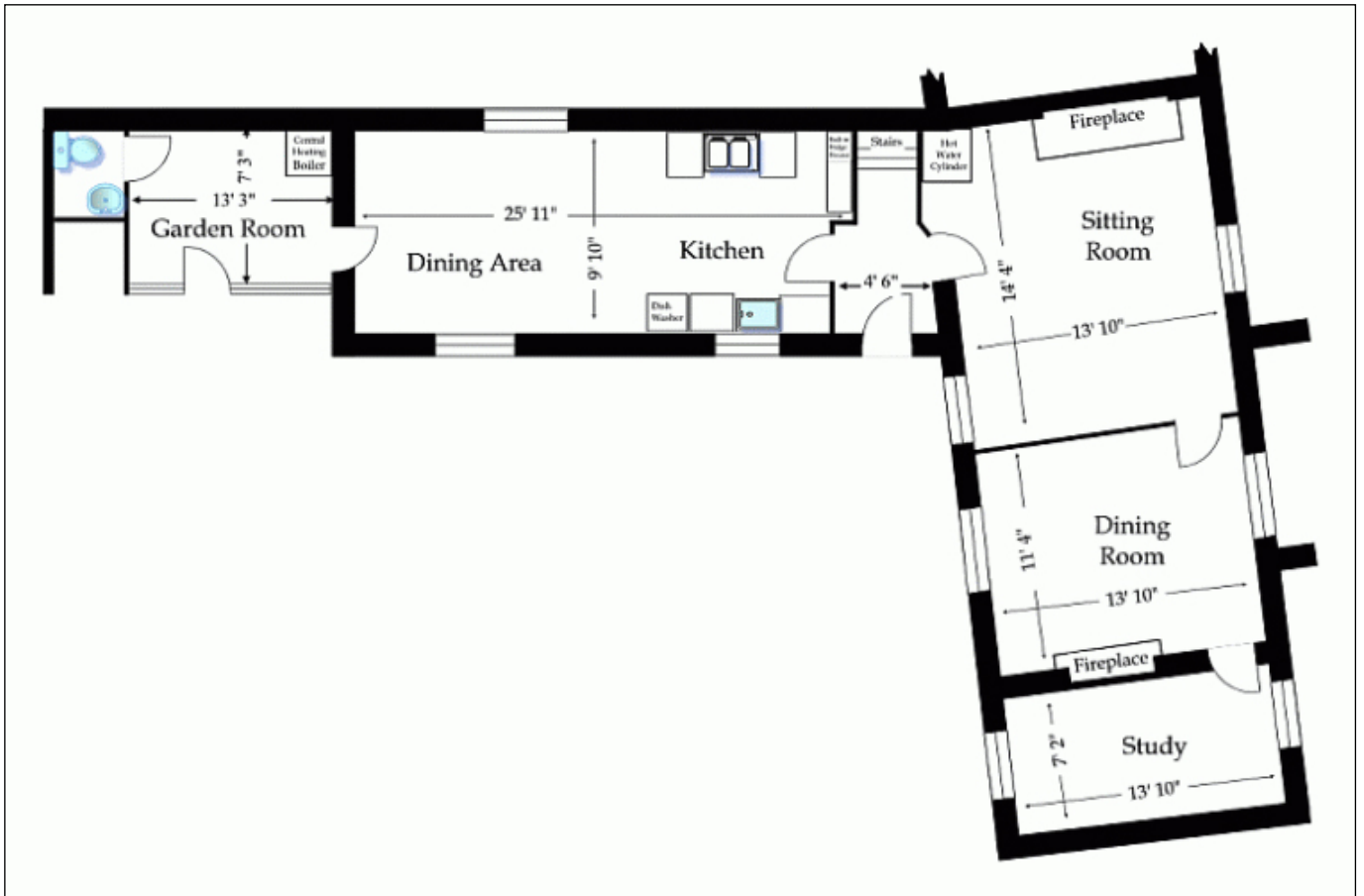
Located in the centre of the quiet Lyndon village, this lovely stone-built cottage with a thatched and Collyweston slate roof benefits from fabulous enclosed grounds, developed and diligently maintained by the previous long-term tenants.

Vehicular access is off Church Road; enter through the gated driveway leading to ample space for manoeuvring and parking. There is also gated pedestrian access from Post Office Lane.

The ground floor comprises; a garden/boot room, kitchen with dining area, sitting room with open fireplace, a formal dining room with a further fireplace that could equally be a snug, a study that could be a spare bedroom, and a toilet.

On the first floor, there is a family bathroom, three bedrooms; one master with en-suite, one double, and a smaller sized room that could be useful as a home office area.

Outside, the well-tended garden offers the perfect setting to relax or hone your horticultural skills. In addition, there are two sheds adjacent to the drive providing useful storage space.



Layout Ground Floor

Kitchen & Dining Area: 7.9 x 3.0m

Details to follow.

Sitting Room 4.2 x 4.3m

Details to follow.

Dining Room: 4.2 x 3.4m

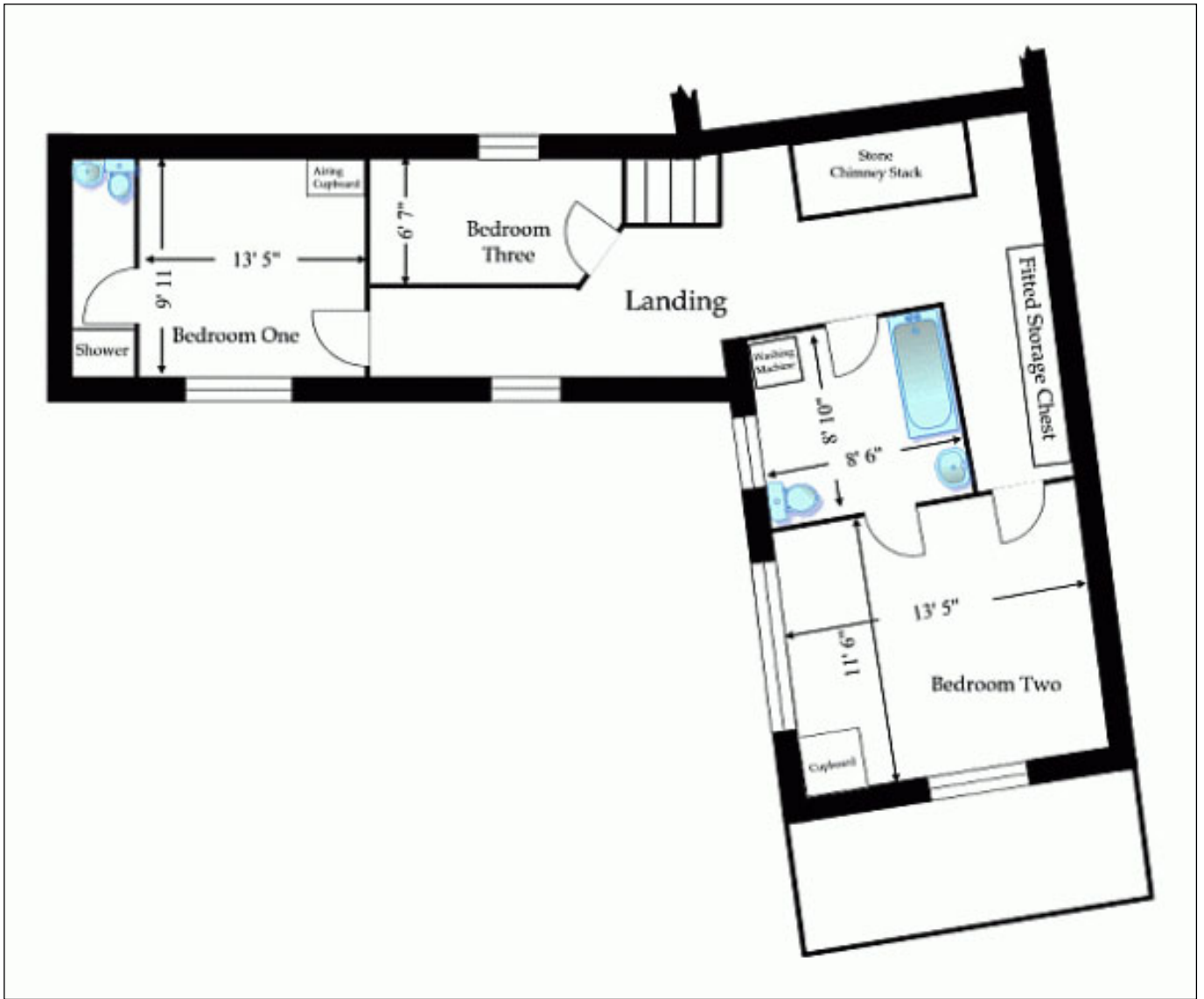
Details to follow.

Study: 4.2 x 2.2m

Details to follow.

Garden Room: 4.0 x 2.2m

Details to follow.



Layout 1st floor

Bedroom One: 4.1 x 3.0m

Details to follow.

Bedroom Two 4.1 x 3.5m

Details to follow.

Bedroom Three 3.5 x 2.0m (to be checked)

Details to follow.

Bathroom 2.6 x 2.7m

Details to follow.

Landing

Details to follow.

Services

The property has a modern oil-fired central heating system, and the Aga located in the kitchen provides additional warming. There are connections to mains water, sewerage and electricity. A telephone line links the property to the FTTC (fibre to the cabinet) broadband internet service (download speeds up to 70Mbps in Lyndon). Outside there are security lights. Statutory detectors exist throughout for smoke, heat and carbon monoxide.

Rent

£tbc Per Calendar Month. The rental 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 F – find further information on the Rutland County Council website. The annual charge for 2021-2022 is £3,096.53.

Terms

The house is to be let on an Assured Shorthold Tenancy Agreement for an initial term of one year with the prospect of an extension if both parties agree. A security deposit of £tbc is payable upon signing the agreement (held in a deposit protection scheme).

Applicants wishing to apply for the tenancy will be required to complete a credit reference.

The Tenant is responsible for routine internal and external maintenance, including interior decoration and the annual servicing cost of the Aga and central heating boiler. The Landlord is responsible for exterior decoration and all significant and structural repairs.

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

Energy Performance

This property has a current EPC rating of E41 - a copy of the certificate is available on request.

Viewing

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

Images

The pictures shown are of the actual property; however, they may not be up-to-date and therefore not necessarily representative of the current condition and/or layout.

Misrepresentation Act 1967

These particulars do not constitute any part of an offer or contract. We take no responsibility 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 whatsoever in relation to this property.