



## Post Office Cottage

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

Rent: £1,300 Per Calendar Month



This attractive late 17th Century three bedroomed stone cottage with thatched roof was formerly the Old Post Office situated on Post Office Lane, Lyndon. It has been renovated to a high standard whilst retaining many of its period features. Viewing is a must as the stonework and oak beams are delightful.

Outside there is a gated gravel driveway and ample parking. Two brick sheds and a stone utility outbuilding offer useful storage. A shelter for firewood has also been erected. The easily manageable garden is completely enclosed.

Kitchen Hall Sitting Room Three Bedrooms (1x En-Suite)  
Bathroom Oil Fired Central Heating Oil Fired Aga Enclosed Garden  
Sheds & Utility Outbuilding Gated Driveway & Gravel Parking Area

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

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## 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.



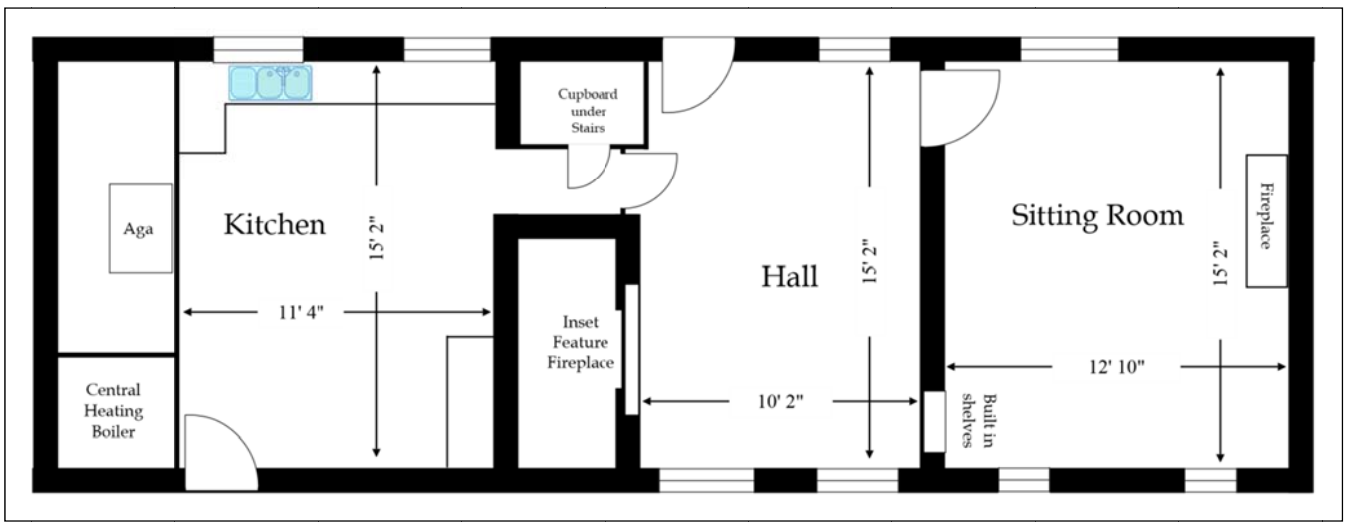
## Overview

The accommodation comprises on the ground floor, a lovely entrance hall with large inglenook fireplace and flagstone floor, a kitchen with fitted Oak units, Aga and quarry tile floor, and a comfortable carpeted sitting room with open fireplace. The stairs lead to the first floor consisting of three bedrooms; one of a good sized with en-suite, another large room at the far end, and a smaller bedroom and family sized bathroom in-between.

Outside a gated gravel drive opens-out into an area for parking vehicles. A gravel pathway leads from the rear door to an outhouse built in matching stone, set out for utility or storage use. There's a brick shed alongside the driveway, divided into two separate areas, offering useful storage. The manageable garden is completely enclosed by a stone wall at the rear with fencing on either side and has two terrific mature Silver Birch trees, planted borders and raised beds.

The entrance hall would be equally suited for use as a dining room or living space. The kitchen features plumbing for a washing machine or dishwasher – if the latter is fitted then the outside utility building has plumbing for a washing machine and ample space for a tumble drier plus additional storage. Bedroom three would also make a good office space.

To be let unfurnished except for carpets where applicable and the blinds/curtains.



## Layout Ground Floor

### Kitchen: 4.60 x 3.45m

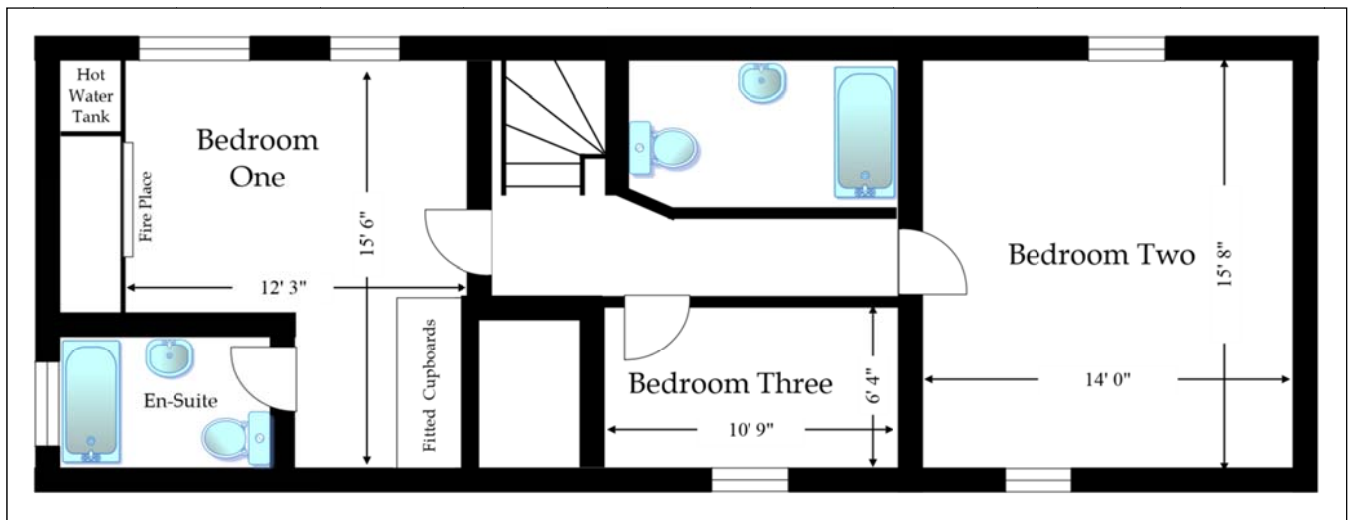
Rear door entrance, fitted oak units, quarry tile floor, Aga, radiator, plumbing for dishwasher or washing machine, handy cupboard under the stairs.

### Hall 4.60 x 3.10m

Front door entrance, flagstone floor, fantastic inglenook fireplace, 2 radiators.

### Sitting Room: 4.60 x 3.70m

Carpeted throughout, fireplace with stone surround, recessed shelving, 2 radiators, television aerial and satellite connections, dimmable lighting.



## Layout 1st Floor

### Bedroom One: 4.70 x 3.70m

Carpeted throughout, closed-off fireplace with stone surround, fitted cupboards, radiator. En-suite (2.50 x 1.65m) WC, bath, wash basin, carpeted floor, radiator.

### Bedroom Two: 4.75 x 4.10m

Carpeted, radiator, master telephone socket.

### Bedroom Three: 3.00 x 1.80m

Carpeted, radiator. Dimensions relate to the clear floor area with further space behind door.

### Bathroom: 2.75 x 1.75m

Wooden floor, WC, wash basin, bath with power shower and glass screen, radiator/towel rail.

### Stairway & Landing

Carpeted. Built-in shelving on the landing between doorways of bedrooms two and three.

## Outside

You'll find a stone utility building and a brick shed that's divided into two.

### Stone Building 2.95 x 2.50m

Access doors from garden and gravel pathway. Electrical supply and plumbing for washing machine. Handy storage area created in roof space. Outside tap.

### Brick Shed: LHS 3.15 x 2.15m / LHS 2.00 x 2.15m

Both areas suitable for general storage etc.

### Log Store

Open fronted for good air circulation with capacity of approximately 4.5m<sup>3</sup>.

### Gated Gravel Driveway

Ample parking space for 2-3 vehicles.

## The Garden

A good sized fully enclosed garden that's easy to manage.

- Garden (approx 400m<sup>2</sup>)
- Fencing on both sides with stone wall to rear.
- Gravel pathway meanders by the sheds with oil tank beyond and raised beds at rear.
- Two mature Silver Birch trees.
- Outside tap alongside the property.

## **Services**

The property is heated by an oil fired boiler and the Aga in the kitchen. 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**

£1,300 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 F - 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 £1,625 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.