



PRIESTS HOUSE

CHURCH CLOSE, CALDECOTT

SALES • LETTINGS • SURVEYS • MORTGAGES

Oakham • Market Harborough • Leicester • London

JAMES
SELLICKS



“... AN ENCHANTING, FOUR-BEDROOM, IRONSTONE HOME ...”

Priests House is a Grade II listed property originally built in the 1600s, an enchanting, four-bedroom ironstone home offering flexible accommodation arranged over three floors. It sits in mature and secluded gardens in a private village setting within easy reach of the historic market town of Uppingham.

Breakfast Kitchen • Three Reception Rooms • Utility Room/Cloakroom • Four Bedrooms • Family Bathroom • Ample Off-Road Parking, Garage • Carport • Mature Garden, Summerhouse • Village Location • Grade II Listed •

Accommodation

Priests House offers deceptively spacious accommodation and has been beautifully and lovingly updated by the current owners whilst still bursting at the seams with character. The vaulted breakfast kitchen sits central to the property with the three reception rooms on either side. The kitchen itself has a comprehensive range of handmade, solid oak fitted units under granite worktops with a variety of integrated appliances, a Quooker tap, space for a Range style cooker and a central island with breakfast bar. There is a door out to the front of the property and steps up into a vaulted reception room that has a glazed door opening out to a sunny patio and access to the utility/cloakroom. The utility/cloakroom offers further storage, and space for a washer and a dryer. On the opposite side of the kitchen, you will find the two further reception rooms. The first, a dining room with exposed stone walls, beams to the ceiling and an Inglenook fireplace. A hallway then leads through to the dual aspect living room, again with beams to the ceiling and a beautiful stone fireplace housing a log burning stove.

The bedroom and bathroom accommodation are arranged over two floors, the first floor comprises a spacious, dual-aspect double bedroom with built-in wardrobes, a single bedroom, and a family bathroom. The second floor comprises two further double bedrooms, one that is currently used as a home office. All four bedrooms are served by a family bathroom with a bath, walk-in shower, wash hand basin, low flush lavatory, and heated towel rail.

Outside

The property sits on a generous and secluded plot with mature gardens wrapping around three sides. The driveway is accessed from Church Close, via a set of double timber gates and down a gravelled driveway leading to the house. There is ample space for parking and a garage block with a single garage and carport. To the front of the property there is a large, south-facing patio offering the ideal spot to enjoy the sun throughout most of the day. A gravelled pathway leads past the garage where there is a further patio with a timber pergola and then round to the rear garden. The rear garden has a lawned space with a variety of raised borders and a summer house.



Location

Caldecott is the most southerly village in Rutland nestled in the Welland Valley with a delightful church, two pubs, a vibrant village community and sitting in the catchment area for Bringhurst primary school. There is excellent access to Leicester, Peterborough, Corby, and Kettering, all with main line train services and the ability of reaching London within the hour. Uppingham is just 5 minutes' drive away providing amenities and several excellent primary and secondary schools. There is fishing on the nearby Eyebrook reservoir and water sports for all at Rutland Water with golf courses for every ability nearby.

Services

The property is offered to the market with all mains services, gas-fired central heating, and a water softener.

Council Tax

Rutland County Council - Tax Band E.

Tenure

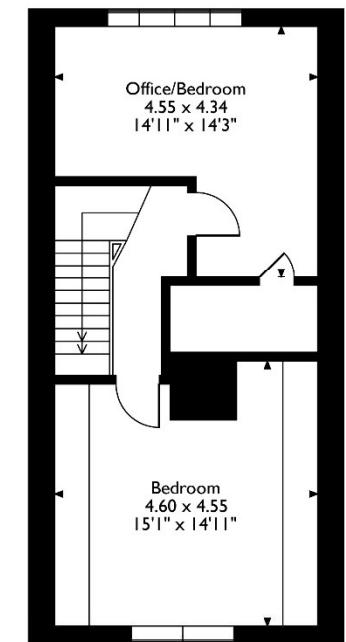
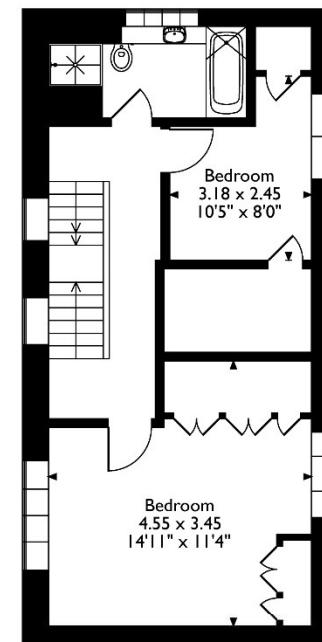
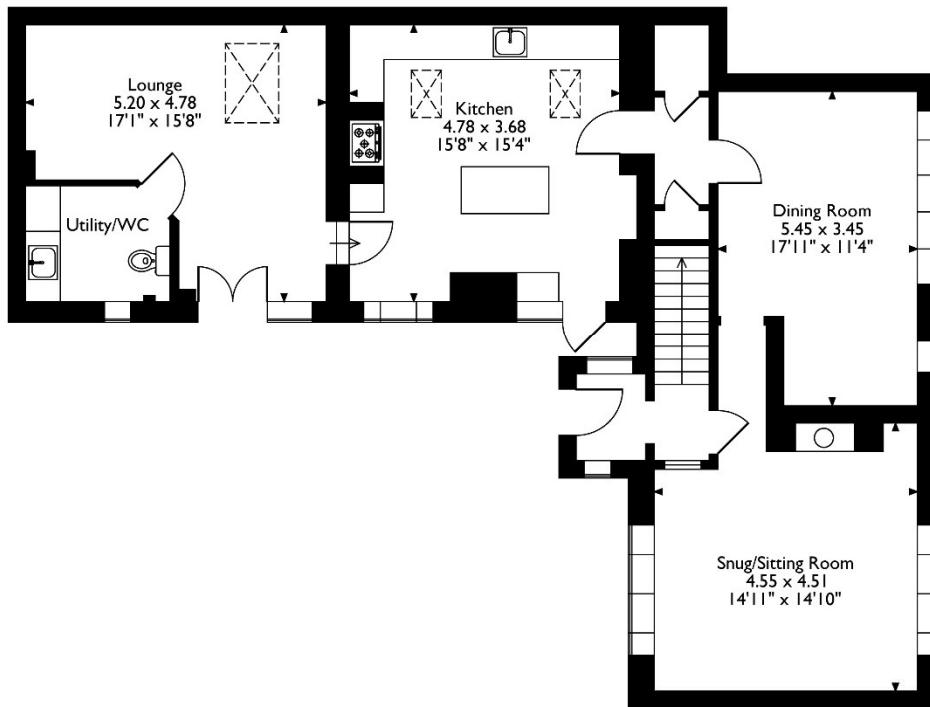
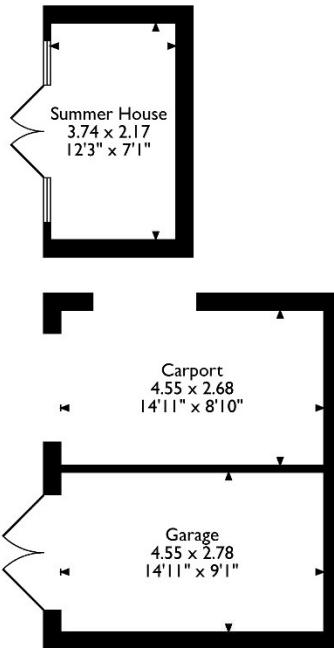
Freehold



Priests House, Church Close, Caldecott, Rutland LE16 8RN

House Total Approx. Gross Internal Floor Area incl. Garage & Outbuildings = 2336 ft² / 217 m²

Measurements are approximate, not to scale, illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



JAMES SELLICKS

www.jamessellicks.com



Oakham Office
6-8 Market Place
Oakham
Rutland
LE15 6DT
01572 724 437
oakham@jamessellicks.com



Market Harborough Office
01858 410 008
Leicester Office
0116 285 4554

Important Notice
James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

Measurements and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.