



Stable Yard

Caldecott



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- Ironstone barn conversion converted circa 2007
- Exclusive, niche development
- Many original features and abundance of character throughout
- Open plan living kitchen / dining room
- Two further large reception rooms
- Four double bedrooms, two with ensuite's, principal bathroom
- Enclosed front garden and private rear garden
- Own driveway with parking for 2/3 vehicles, integral double garage with first floor storage
- EPC Rating C / Council Tax Band F / Freehold

General Description

Alexanders East Midlands are delighted to offer to the market this attractive, ironstone barn conversion set in a corner plot forming part of an exclusive, niche development located within this popular village in Rutland.

The property is approached via a shared driveway set back from the road which leads to a private driveway with ample off-road parking. Converted in circa 2007, the property is now vacant after being privately let to the same tenant for several years hence is offered with no upward chain.

The accommodation on offer is extremely spacious with the opportunity to develop from a 'blank canvas ' and retains many original features and considerable character throughout.

Externally the property has a front garden and a very private, enclosed rear garden which faces due South. The large integral double garage also offers useful first floor boarded storage with own staircase.





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Accommodation

Ground floor: Entrance hallway, utility, w.c/cloakroom, living/dining/kitchen, dining room, living room.

First floor: Landing, Principal bedroom with dressing room and ensuite bathroom, Bedroom Two with en-suite shower room, two further bedrooms, main bathroom.

Outside: Driveway with off road parking for 2+ vehicles, integral double garage, front enclosed garden, rear enclosed garden.

Agent's Note

No upward chain, currently vacant.

Viewings

Viewing is strictly by appointment via the agent, to arrange a viewing, please contact the East Midlands #Ateam on 01572 369292.

Tenure

Freehold.

Local Authority

Rutland County Council, Catmose House, Catmos Street, Oakham, Rutland, LE15 6HP (Tel: 01572 722577). Council Tax Band F.

Services

Mains gas, electricity, water and drainage we are advised are connected with GFCH via a modern combination boiler.

Measurements

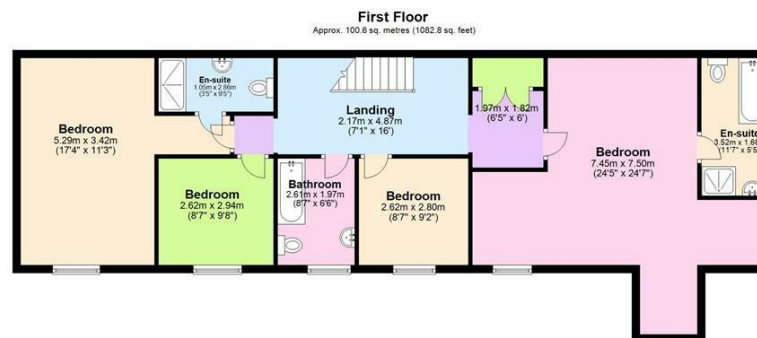
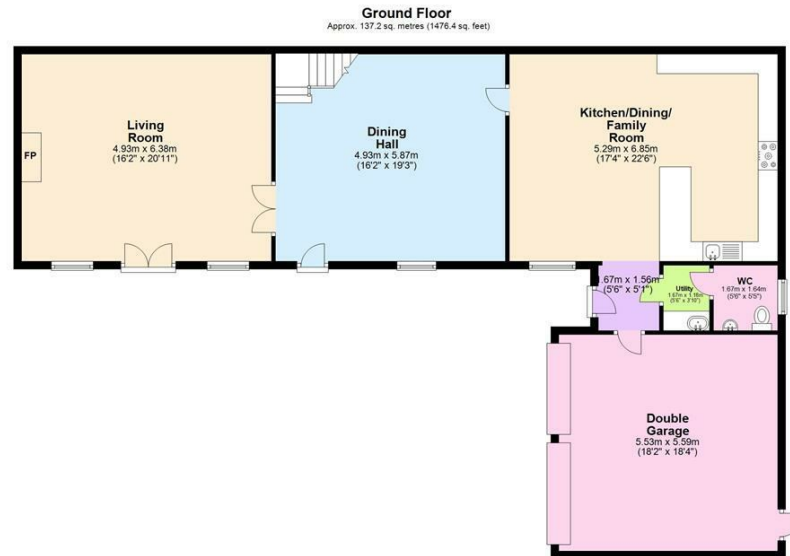
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







Total area: approx. 237.8 sq. metres (2559.2 sq. feet)



Viewing by appointment only

Alexanders

21 Market Place
Melton Mowbray
LE13 1XD

Telephone Sales: 01664 896332
Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.