Main Street

Caldecott

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- Stunning character farmhouse
- Circa 6.5 acres, stable yard
- Barn with potential for annex (STP)
- Farmhouse Kitchen with Orangery off
- Four reception rooms, boot room
- Seven bedrooms, five bathrooms
- Single garage and driveway
- 5025.9 sq/ft or 550.54 sq/m in the main house
- EPC Rating E/ Council Tax Band G/ Freehold

Location

An attractive Rutland village just south of the market town of Uppingham with comprehensive local amenities and a weekly market. Caldecott is a rural English village containing a church, village hall and public house.

There is easy access to the A47 which connects to the cities of Leicester and Peterborough. To the west, the A6003 provides good road access to the town of Kettering where a mainline rail service connects with London St Pancras in under the hour, and there is also access to a more regular service which goes from Corby station to London St Pancras which is just 3 miles away.

Educational facilities nearby are renowned; preparatory level and secondary education are available at Uppingham, Oakham and Stamford. Secondary education is also available at Oundle and Leicester.

Agents Note

A quintessential farmhouse boasting character perfect for a large family.

`The land will be sold with an overage for development and this will apply to any residential or commercial development. The rate will be 30% for 25 years from the date of completion.

Accommodation Summary

Reception hall, drawing room, snug, inner hallway, farmhouse kitchen, pantry, orangery, rear lobby, boot room, utility, family room, shower room.

Five bedrooms, master en-suite bathroom & walk in wardrobe, two further en-suite, family bathroom.

Second floor with two bedrooms, shower room.

Outside - Private gated sweeping driveway, secondary entrance through electric roller doors with large, gravelled driveway, circa 6.5 acres, large terrace, private lawned area, garden shed.

Stable yard by Scott's of Thrapston with four stables, tack room, hay store, storeroom, field shelter in the far field, barn / garage / workshop.

Viewings

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands please contact the #Ateam on (01664) 896 332 or visit alexanders-estates.com.

Tenure

Freehold.

Services

We are advised that mains electricity, water and drainage are connected and gas fired central heating, air source heating and solar panels.

Local Authority

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

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.

Ground Floor
Approx.237.1 sq. meters (2552.3 sq. feet)

Family Room
7.04m x 5.40m
(23'1" x 17'9")

Boot Room/Utility
2.44m x 1.98m
(8' x 10'4")

Rear Lobby

Farmhouse Kitchen
6.54m x 5.40m
(22'5" x 17'6")

Pantry
1.91m x 3.14m
(6'3" x 10'4")

Shower Room

Inner Hallway

Snug
4.95m x 4.30m
(16'3" x 14'1")

Reception Hall
4.98m (16'3")
x 4.50m (14'9") max

Drawing Room
2.51m x 3.63m
(8'3" x 11'11")

Entrance
4.77m x 3.52m
(15'8" x 11'7")

Orangery
7.79m x 4.06m
(25'7" x 13'4")

First Floor
Approx.169.9 sq. meters (1829.0 sq. feet)

En-suite
2.42m x 3.95m
(7'11" x 12'9")

Bedroom
3.72m x 5.40m
(12'2" x 17'9")

Bedroom
3.63m x 3.95m
(11'11" x 13')

Landing

Bedroom
2.37m (7'9") max
x 4.22m (13'10")

A/C

En-suite

Bedroom
3.70m (12'2")
x 4.32m (14'2") max

Bathroom
4.56m x 1.75m
(4'8" x 8'9")

Landing

Bedroom
4.95m x 6.00m
(16'3" x 19'9")

En-suite Bathroom

Walk-in Wardrobe

Second Floor
Approx.59.8 sq. meters (644.0 sq. feet)

Bedroom
3.52m x 4.32m
(11'7" x 14'2")

Shower Room

Bedroom
4.06m x 6.53m
(13'4" x 21'5")

Landing

Stable Block
Approx.237.1 sq. meters (2552.3 sq. feet)

Storage
3.40m x 2.70m
(11'2" x 8'9")

Stable
3.40m x 3.47m
(11'2" x 11'5")

Stable
3.40m x 3.47m
(11'2" x 11'5")

Stable
3.40m x 3.47m
(11'2" x 11'5")

Large Stable
3.40m x 5.28m
(11'2" x 17'4")

Tack Room
2.27m x 3.43m
(7'5" x 11'3")

Hay Store
4.60m x 3.43m
(15'1" x 11'3")

Oil Tank

Outbuilding
Approx.108.4 sq. meters (1166.7 sq. feet)

Stable
5.57m x 4.76m
(18'3" x 15'7")

Garage/Workshop
5.57m x 10.57m
(18'3" x 33'6")

Toilet
1.51m x 4.38m
(5' x 14'4")

The Dairy
4.38m x 4.04m
(14'4" x 13'2")

Garden Shed
Approx.237.1 sq. meters (2552.3 sq. feet)

Shed
4.60m x 2.29m
(10'9" x 7'6")

Total Area: Approx.675.2 sq. meters (7267.3 sq. feet)

6. Sacres.

LT437719

LT420357

The Castle Inn