



**1 HOLLYGATE ROAD**  
RIDLINGTON, OAKHAM, LE15 9AS

**£2,350 Per month**  
Unfurnished

Wills Farm Cottage of Ridlington offers a rare opportunity to reside in this modern and spacious heavily extended FOUR bedroom cottage offering outstanding views and totalling just under 3000 square foot of accommodation in a quiet rural location.

The well appointed property is located in the sought after Rutland village of Ridlington and benefits from a high level of finish throughout to include solid oak doors and fixings, bespoke solid oak handmade kitchen with corian work surfaces and gas AGA and double oven, uPVC double glazing, oil fired central heating and a very extensive lawned garden with views over rolling fields.

Ridlington is located in a rural area in the county of Rutland, about two miles north west of Uppingham. The property is located close to Rutland Water near the market town of Oakham and is the largest man made lake in England by surface area and is situated in more than 3,000 acres of stunning countryside.

Viewing strictly by appointment with  
the sole agents.

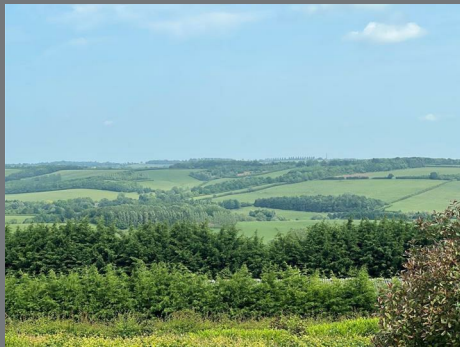
**Tel: 01664 560181**  
**[www.shoulers.co.uk](http://www.shoulers.co.uk)**



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers



# 4 bedroom House - Semi-Detached



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

A large entrance hall entered via a solid oak glazed door to internal hall with radiator, ceiling spotlights, wood effect flooring.

### WC

With low flush WC, wall mounted ceramic sink, radiator, wood effect flooring.

### SITTING ROOM (15.07 x 18.09 ft)

A spacious room with radiator.

### BREAKFAST KITCHEN DINER (22.01 x 18.09 ft)

A spacious room with an impressive bespoke handmade oak kitchen comprising of a range of eye and base level units, island and corian worksurfaces, floor length pantry cupboard, inset sink, calor gas fired AGA, integrated electric hob, space within cupboard for freestanding dishwasher, integrated double electric oven, space for fridge freezer, laminate wooden flooring.

### INTERNAL HALLWAY

With stairs to first floor landing, under stair cupboard, area off of hallway with sliding patio doors to sandstone patio area with electric radiator. Storage cupboard, radiator and door to office.

### OFFICE (9.11 x 9.11 ft)

With sliding glazed doors with radiator, shelving unit.

### UTILITY ROOM

Comprising of a range of shaker style solid wood base level units, solid oak worktops, inset ceramic sink with mixer tap, floor mounted grant oil fired boiler and water cylinder, heated towel rail, vinyl flooring and space for washing machine.

### BEDROOM ONE DOWNSTAIRS (16.00 x 13.11 ft)

A double bedroom with sliding patio doors to garden with views overlooking countryside, two velux windows and radiator. With door to ensuite :

### ENSUITE

A well presented four piece wetroom suite comprising low flush WC, oversize ceramic sink, freestanding bath and mixer shower, fully tiled floors and walls and ceiling downlights.

### LANDING

With oak bannisers, radiator and loft hatch.

### BEDROOM TWO (32.8 x 13.11 ft)

A very large master suite with inbuilt wardrobes and storage, eaves storage, recessed area with floor length window offering panoramic views over the valley.

### ENSUITE (9.03 x 9.06 ft)

A large ensuite comprising of three piece suite to include low flush WC, ceramic sink, shower enclosure with mixer shower and marble effect splashback, radiator, heated towel rail, vaulted ceiling and vinyl flooring.

### BATHROOM

A family bathroom comprising of a modern three piece suite comprising low flush WC, P shaped bath with screen and mixer shower over, oversized ceramic sink, heated towel rail, tiled walls, ceiling downlights and tiled flooring.

### BEDROOM THREE (9.04 x 18.08 ft)

A double bedroom with radiator, bespoke integrated wardrobes.

### BEDROOM FOUR (11.11 x 10.08 ft)

A double bedroom with radiator.

### OUTSIDE

Outside the property is a gravelled driveway to the front with parking for 2 cars. There is separate access to the rear offering further off street parking. To the garden is two oil tanks. The rear of the property has a very large mature garden offering stunning views and further wilding woodland area.

There is a large sandstone patio and extensive lawns all enclosed by mature hedging.

### TENANCY INFORMATION

The Property Is UNFURNISHED to include CARPETS AND SOME CURTAINS ONLY.

Council Tax : Rutland County Council : Band D.

Deposit : £2,711

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, calor gas (for gas hob/oven), main water and private drainage via septic tank. Oil fired heating (any remaining oil in the tank must be purchased at commencement of tenancy).

EPC : Band D.

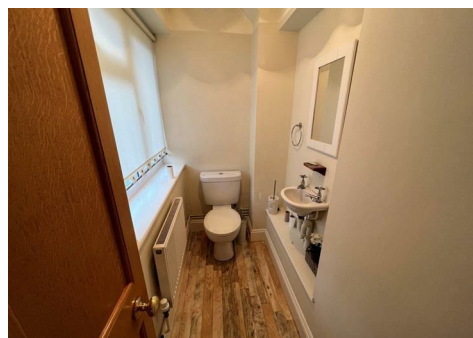
PETS MAY BE PERMITTED AT THE DISCRETION OF THE LANDLORD AT AN INCREASED RENT OF £25 PCM. THERE WOULD BE A DAMAGE RECTIFICATION CLAUSE ADDED TO THE TENANCY AGREEMENT.

Viewings : By appointment with Shouler & son only.

Internet : ADSL available.

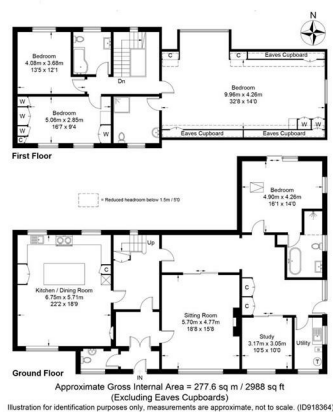
### AGENTS NOTE

Pasture land and barn also available. Further details can be provided to interested parties.



## TERMS

<b>RENT:</b>	£2,350 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£2,711
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band D
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band D. Ref A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
<b>REDRESS:</b>	Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

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