



**Weldon House, 8 Uppingham Road, Caldecott, Leicestershire, LE16 8RX**  
**Asking Price £795,000**



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

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**Tenure: Freehold**

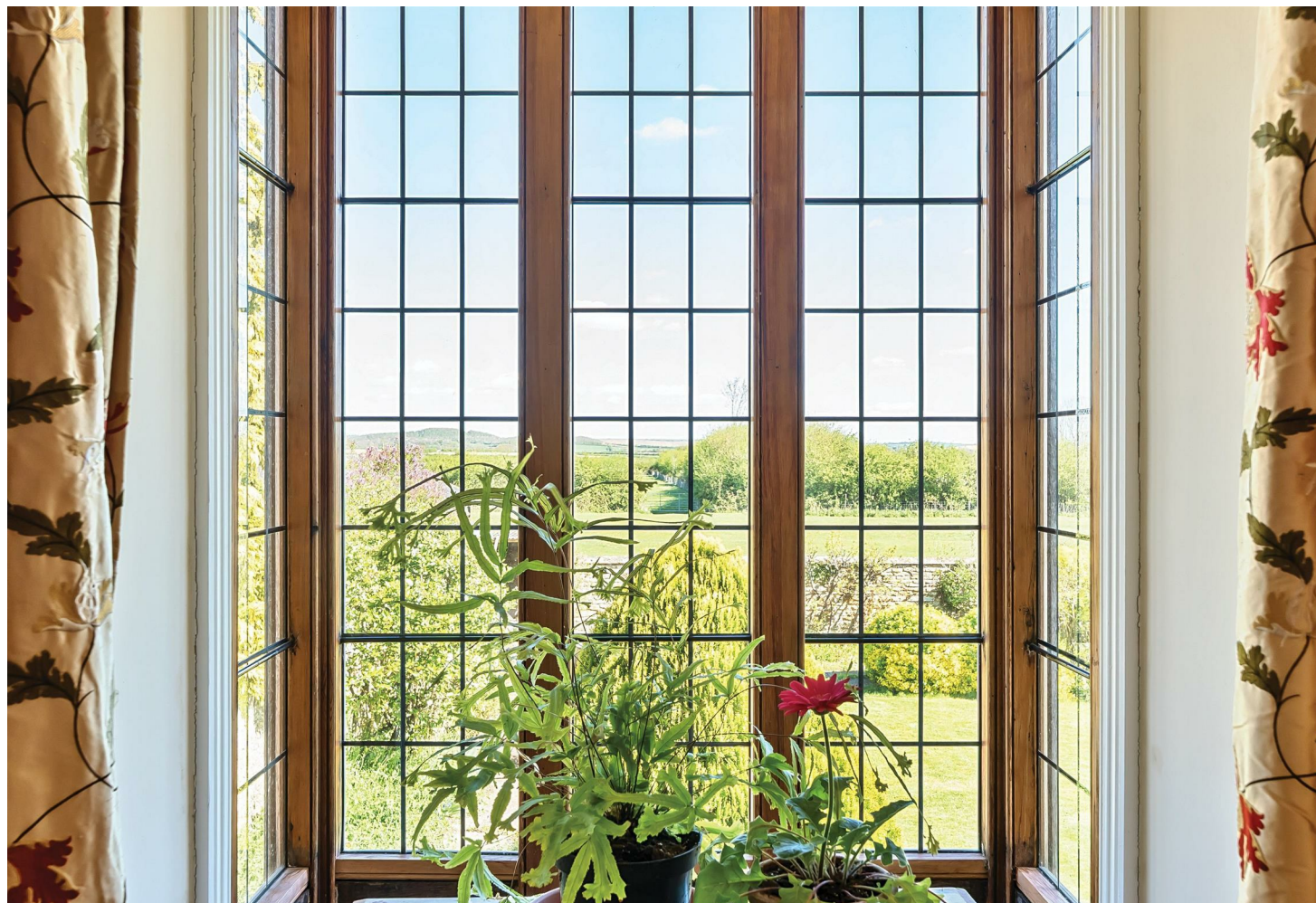
**Council Tax Band: G (Rutland County Council)**



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**IMPOSING STONE HOUSE WITH Paddock & STABLING EXTENDING TO APPROX. 1.30 ACRES**

An imposing and substantial stone built residence occupying a large, private plot with adjoining grass paddock and stabling extending in total to approximately 1.30 acres. The property is Grade II Listed and is situated in a picturesque village location, with countryside views to the rear.



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Weldon House dates to 17th century with a 19th century extension to the rear and retains to this day much of its period charm. The main block is of banded ironstone and limestone rubble with Collyweston slate roof, coped gables and ashlar chimneys.

The property features open fireplaces, including a beautiful Inglenook, leaded and mullioned windows, oak floors and beamed ceilings.

The property offers extensive and flexible accommodation arranged over three storeys and briefly comprising

GROUND FLOOR: Entrance Hall, generously proportioned Drawing Room with open fireplace, separate Dining Room with feature fireplace, large farmhouse Kitchen/Diner with AGA, Utility, Rear Hallway, Study, Shower Room;

FIRST FLOOR: Master Bedroom with en-suite Bathroom, three further Double Bedrooms, Family Bathroom, WC;

SECOND FLOOR: large Double Bedroom, Study/Bedroom Six.

The property is offered for sale with NO ONWARD CHAIN and early viewing is highly recommended.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall 2.16m x 6.17m (7'1" x 20'3")

Central pine main entrance door with semi-circular fanlight in similar arched surround, York stone floor, staircase leading to first floor

##### Drawing Room 5.56m x 5.49m (18'3" x 18'0")

Large, dual aspect reception room featuring open fireplace with stone surround and York stone hearth, two radiators, central ceiling rose, ceiling cornice, window with traditional shutters to front elevation, further window and half glazed external door to rear garden.

##### Dining Room 5.36m x 4.57m (17'7" x 15'0")

A further well proportioned reception room with stone surround fireplace, original built-in double cupboard, radiator, central ceiling rose, ceiling cornice, serving hatch to Kitchen and window with traditional shutters to front elevation.

##### Kitchen/Diner 5.79m x 4.90m (19'0" x 16'1")

Large, dual aspect room featuring a beautiful Inglenook with heavy bressumer beam above, display niches and York stone hearth which houses a two oven, gas fired AGA in cream. Exposed oak beams to ceiling, oak floor, five leaded windows to side elevations (one of them with traditional window seat), internal door to Utility.

There is range of fitted oak fronted floor and wall mounted kitchen units, inset stainless steel sink, built-in appliances comprising eye level electric double oven, ceramic hob with extractor above, fridge and dishwasher.

##### Utility 3.35m x 2.84m (11'0" x 9'4")

Fitted pine unit with inset single drainer stainless steel sink, Myson oil fired central heating boiler, quarry tiled floor, dual aspect windows to side and rear elevations, internal door to Rear Hallway, external door to rear garden.

##### Hallway to Uppingham Road 2.44m x 4.24m (8'0" x 13'11")

Beamed ceiling, partially quarry tiled/partially oak floor, internal doors to Shower Room and Study, external door to the elevation facing Uppingham Road.

##### Study 3.53m x 2.34m (11'7" x 7'8")

Feature exposed stonework to one wall incorporating bread oven with beam above, radiator, beamed ceiling, window to side elevation.

##### Shower Room 2.95m x 1.68m (9'8" x 5'6")

Coloured suite of low level WC and pedestal hand basin, walk-in shower with tiled surround, radiator, beamed ceiling, window to side elevation.

#### FIRST FLOOR

##### Landing

Galleried stairs, radiator, window to front elevation.

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### **Master Bedroom One 5.64m max x 4.85m (18'6" max x 15'11")**

Two built-in double wardrobes, two radiators, triple aspect with window to front elevation, bay window to side elevation and further window to rear elevation providing pleasant rural views.

### **En-suite Bathroom 3.48m x 1.65m (11'5" x 5'5")**

Coloured suite comprising low level WC, pedestal hand basin and panelled bath with tiled splashbacks, separate shower cubicle with tiled surround, upright stainless steel radiator, oak floor.

### **Toilet 0.91m x 2.03m (3'0" x 6'8")**

Coloured suite of low level WC and wash hand basin, radiator, window to rear elevation.

### **Landing (Two)**

Stairs leading to Second Floor.

### **Bedroom Four 4.75m max x 4.62m max (15'7" max x 15'2" max)**

Built-in double wardrobe, understairs store, radiator, window to front elevation.

### **Landing (Three)**

Built-in cupboard housing hot water cylinder and pine slatted shelving, radiator, window to side elevation.

### **Bedroom Three 4.57m x 4.19m (15'0" x 13'9")**

Full width range of fitted wardrobes to one wall, radiator, roof access hatch, dual aspect windows to side elevations.

### **Bedroom Five 3.40m max x 2.21m max (11'2" max x 7'3" max)**

Radiator, window to side elevation.

### **Family Bathroom 3.40m max x 2.03m (11'2" max x 6'8")**

Coloured suite comprising low level WC, pedestal hand basin and panelled bath with tiled splashbacks, walk-in shower with tiled surround, radiator, oak effect laminate floor, window to side elevation.

## **SECOND FLOOR**

### **Landing**

Eaves storage, window to side elevation.

### **Bedroom Two 8.10m x 3.48m (26'7" x 11'5")**

Two radiators, eaves storage cupboards, three dual aspect windows to side and rear elevations.

### **Study/Bedroom Six 2.54m x 2.34m (8'4" x 7'8")**

Radiator, window to side elevation.

## **OUTSIDE**

### **Stone Barn 3.76m x 3.12m (12'4" x 10'3")**

Light and power, fireplace, external door to rear.

### **Lean-to Garden Store 2.18m x 2.79m (7'2" x 9'2")**

Housing oil tank.

### **Gardens**

The large, wrap-around gardens extending to approximately 0.45 acres are one of the features of

this property. The front garden is bounded by low level stone walling with hand gate from Uppingham Road and features an extensive area of hard standing for a number of vehicles flanked by a lawn with borders stocked with shrubs, bushes, established conifers and flowering plants.

A double timber gate to the side of the house links the front and rear of this property.

The private, walled rear garden adjoins the paddock and includes lawns with shrub borders, an area of vegetable garden with a greenhouse and gravelled terraces providing pleasant seating areas.

A hand gate leads from the rear garden to the grass paddock and stabling.

### **Stabling**

A range of timber stables by Scotts of Thrapston comprising:

### **Store 7.01m x 3.58m (23'0" x 11'9")**

Double doors to front, two doors to rear.

### **Stable One 3.51m x 3.40m (11'6" x 11'2")**

Doors to front and rear.

### **Stable Two 3.51m x 3.43m (11'6" x 11'3")**

Doors to front and rear.

### **Stable Three 3.51m x 3.38m (11'6" x 11'1")**

Doors to front and rear.

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### Grass Paddock

The paddock extends to approximately 0.80 acres and has a mains water supply. There is a vehicular access to the paddock via the Lyddington Road.

### UPLIFT / OVERAGE CLAUSE

Please note that the Grass Paddock and Stabling are to be sold with a 50% uplift clause attached to the land whereby the Vendor would be entitled to 50% of any net increase in the value of this land if planning permission is obtained to develop this land into any other use than an agricultural or equestrian use.

If any form of development other use than an agricultural or equestrian use takes place within twenty years of the sale completion date, the vendor would be entitled to 50% of any net increase in value attributable to the planning consent. Any uplift sum would be payable at the commencement of any development.

The precise wording / terms of any uplift clause would have to be negotiated and agreed with the purchaser and subject to each party's lawyers' approval.

### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Oil central heating  
Gas fired AGA

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast

Mobile signal availability:

Indoor: EE, Three - voice and data limited; O2 - voice limited, data - none; Vodafone - none;

Outdoor: EE, Three, O2, Vodafone - voice and data likely;

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

### CALDECOTT

Caldecott is situated on the southern border of the counties of Rutland and Leicestershire and contains a church and public house. There is road access for commuters to both Corby, 3 miles and Uppingham, 4 miles, and other major centres including Kettering, Market Harborough, Oakham, Stamford and Leicester.

For commuters Caldecott is ideally placed being within driving distance of a number of centres including the local market town of Uppingham, where all facilities are available, Kettering, Corby, Market Harborough, Northampton. For rail travellers, there are good services to LONDON from Corby, Kettering and Market Harborough.

Sports facilities in the area are many and varied with

clubs catering for cricket, football, rugby, tennis, bowls, golf and other sports, together with Rutland Water a few miles away where one can enjoy windsurfing, sailing, cycling or just enjoy a ramble round the shores.

For education, in addition to a wide range of Local Authority schools there are the well known public schools at Uppingham, Oakham and Stamford.

### COUNCIL TAX

Band G  
Rutland County Council, Oakham 01572-722577

### INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

### N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

### VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance

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please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

### **OFFICE OPENING HOURS**

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

### **DISCLAIMER**

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers 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 Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

### **Money Laundering Regulations 2003**

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.









Not to scale - for identification purposes only



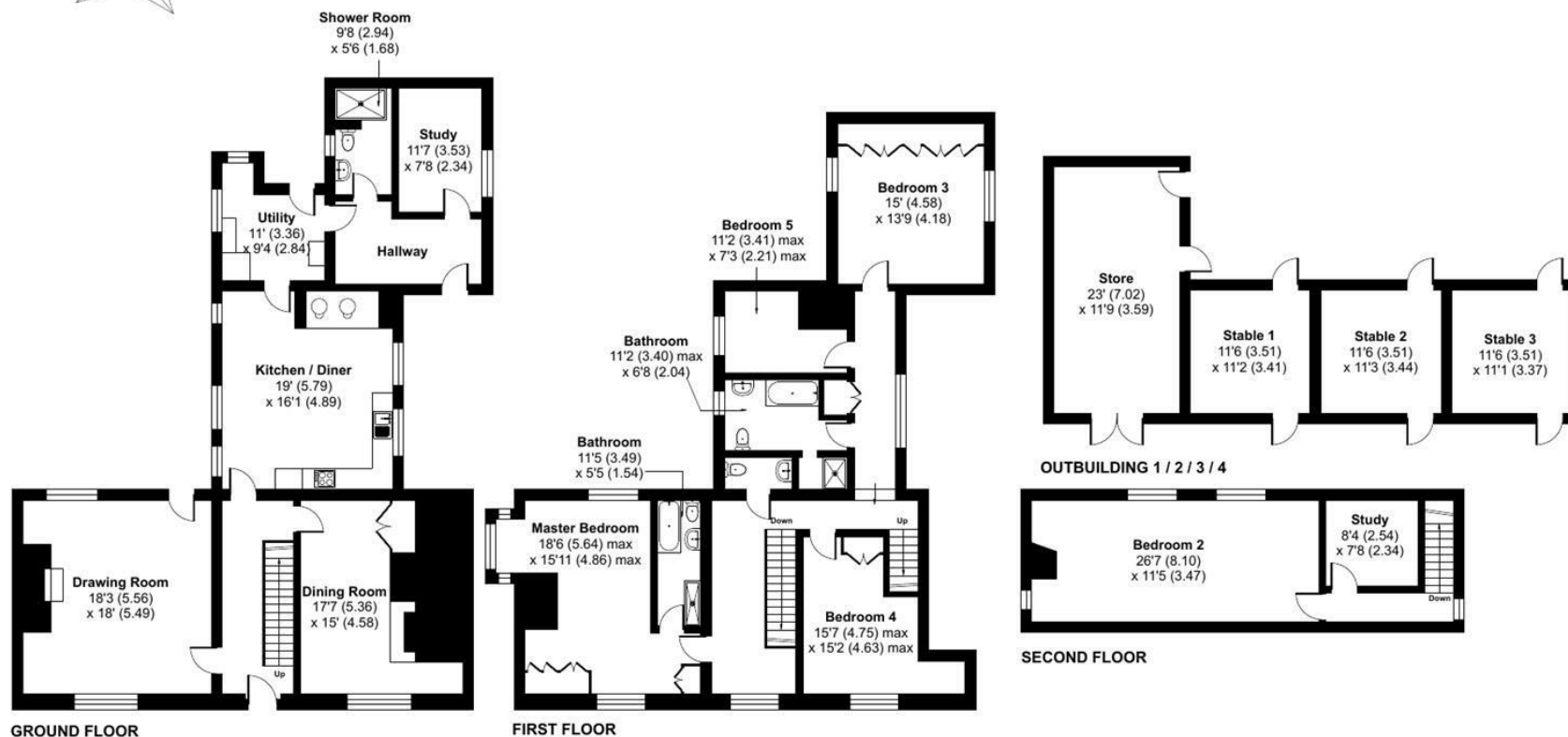






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Approximate Area = 3014 sq ft / 280 sq m  
Outbuilding = 657 sq ft / 61 sq m  
Total = 3671 sq ft / 341 sq m  
For identification only - Not to scale



#### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

England & Wales EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition; Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1273421

