



**The Tack Room, 19 Main Street, Ayston, Rutland, LE15 9AE**  
**£1,900 PCM**



Chartered Surveyors & Estate Agents

## The Tack Room, 19 Main Street, Ayston, Rutland, LE15 9AE

Tenure:

Council Tax Band: (Rutland County Council)



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### DESCRIPTION

Fully Furnished Premium One Bedroom Cottage, ideal for short-term stays, minimum 1-month let.

One super king double bedroom, living room with log burner, dining and kitchen area make The Tack Room ideal for someone wanting a small but perfectly formed, luxurious and snug place to stay.

The Tack Room is cleverly laid out, and beautifully finished to maximise space, while retaining the warmth and character of a rural bolthole. High ceilings, open plan living, exposed beams, generous rooms and floor to ceiling windows make it perfect for someone looking for a one bed place to stay that is warm, light yet inviting, and with fabulous views too.

The Tack Room has been recently converted whilst retaining the quiriness, detailing and heritage of its roots as a working equestrian building, while integrating modern materials, technology and comforts. That means a stylish combination of slate, glass and oak, LED lighting, underfloor heating, superfast broadband, HD TV and a wood burner.

The sleek kitchen offers everything you'll need to conjure up fabulous meals, while the open plan dining and lounge area makes it very easy to live in. For those with mobility needs, The Tack Room has been cleverly designed too. Things like the roll under sink, slide and hide oven, and level access from the parking area and throughout mean that rural living

has never been so convenient.

This continues outside, where you can sit on the patio, with uninterrupted views over the countryside. The Tack Room has private off road parking for 2 cars and an electric car charging point for your exclusive use.

### LOCATION

#### RENTAL

Rental: £1,900 per calendar month

Rent includes: all bills, cleaning services, bed linen and laundry service.

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast  
Mobile signal availability:

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

Outdoor: Three, EE, 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.

#### DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not

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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

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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.





