



The Old Stables, Main Street, Ayston, Rutland, LE15 9AE
£3,300 PCM



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DESCRIPTION

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

Offering luxurious country living with views across the chase to the site of the old castle, The Old Stables is a cottage with comfort and style, a sense of space and peace.

The living area is interconnected, airy and adaptable, with the kitchen, dining and lounge area flowing into one another. You can eat around a gorgeous handmade oak table in the dining area or curl up on our English-made sofas.

The cottage is designed for easy living regardless of mobility levels and accommodates a wheelchair with ease.

In the kitchen, there's every premium feature you would expect, including, dishwasher, Neff hide and slide oven, and a roll under ceramic hob. High quality materials have been used everywhere: a palette of slate, oak, glass and warm wood has been used throughout to keep it warm in winter and cool in summer.

Bespoke Clarke & Clarke curtains, artisan Scottish linen and Farrow and Ball colours complete the look.

At night, three double bedrooms, one with an ensuite bathroom, offer either an adjustable king size or twin/super kingsize beds, while our bathrooms have

walk-in showers and Hewi fittings. High speed wi-fi, LED lighting, lamps with USBs in bedrooms, and smart TV in the lounge ensure that while The Old Stable might be situated in an ancient landscape, it offers visitors the latest technology.

Outside, you can chill in the enclosed wild woodland garden on a patio planted with herbs and cook on the bbq next to the outdoor table and chairs. And if you've been out on a walk, we've even supplied a boot/dog wash tap if your wellies and pets have got covered in mud.

Situated in a beautiful rural location, The Old Stables has been renovated so it sits lightly in its landscape: an air source heat pump, solar panels, wood burner with logs sourced from the farm, and underfloor heating, ensure a green footprint.

The Stables has plenty of private off street parking for three cars and an electric charging point too, which can be accessed via the Monta app.

RENTAL

Rental: £3,300 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 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

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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.









