



The Hay Barn, Main Street, Ayston, Rutland, LE15 9AE
£1,900 PCM



Chartered Surveyors & Estate Agents

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

The Hay Barn, Main Street, Ayston, Rutland, LE15 9AE

Tenure:

Council Tax Band: (Rutland County Council)



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DESCRIPTION

TO LET - Fully Furnished, spacious, luxury one-bedroom Cottage, fully accessible with generously sized rooms. The property is available to let between 6th December 2025 and 28th February 2026, with minimum of a 1-month stay.

Far reaching views across rolling countryside, the dog-friendly garden and beautiful woodland below give a feel of seclusion.

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

A new stone built hideaway on the site of an old barn. This very spacious, open-plan, one-bedroom property has wonderful panoramic views on 3 sides across rolling Rutland countryside.

An airy barn finished to a high standard, combining modern and traditional, with underfloor heating and a spacious open-plan layout, wheelchair accessible with level access from the driveway and level thresholds throughout.

The barn is fully accessible and finished the highest visit England accessibility standards. Including ample space for wheelchair access in all rooms, lowered hob, wheel under sinks and hide and slide ovens for an effortless stay. The property has been designed to

feature a generous turning circle and transfer space for wheelchairs in the accessible wet room, alongside sturdy grab rails and a continuous tiled floor.

You will find the cottage well equipped with a washer-dryer, dishwasher, microwave and espresso machine.

The 4m x 5m bedroom works either as a twin or a super king, with raised beds to allow for a travel hoist, if required.

RENTAL

Rental: £1,900.00 per calendar month including rent, bills, cleaning and bedlinen.

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 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.

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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.

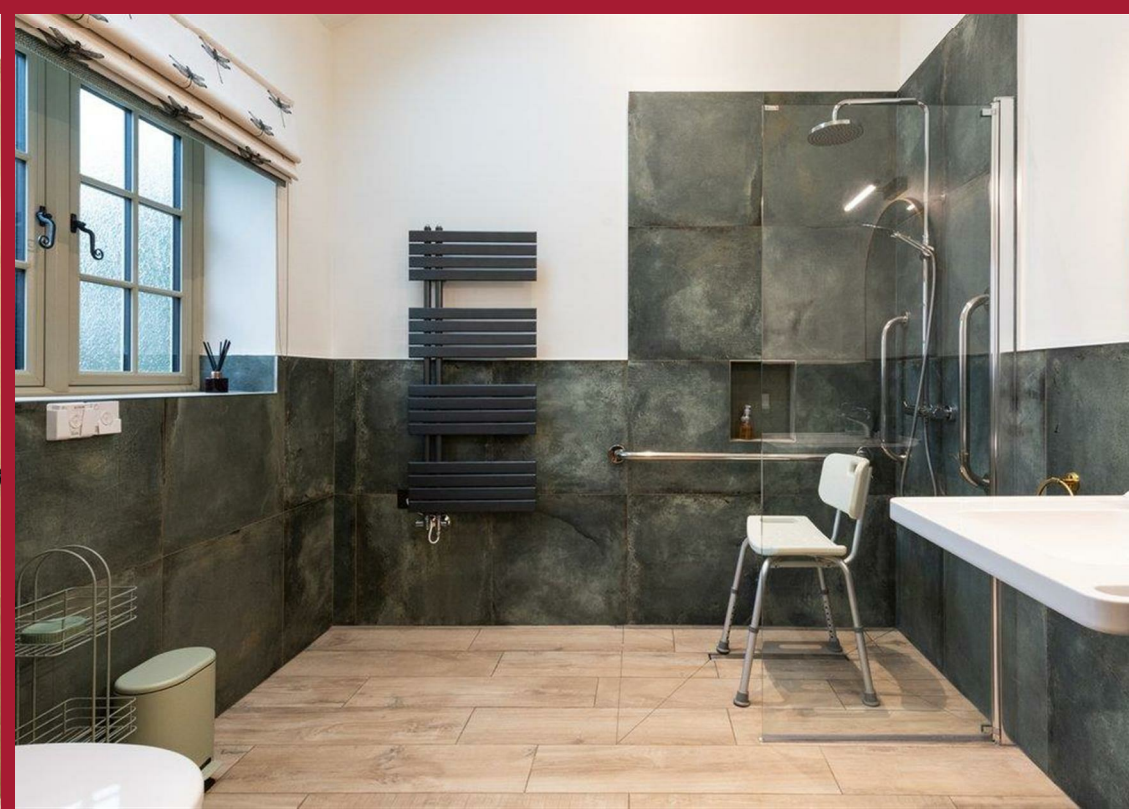
Money Laundering Regulations 2003

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.














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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 