



LAPWING HOUSE

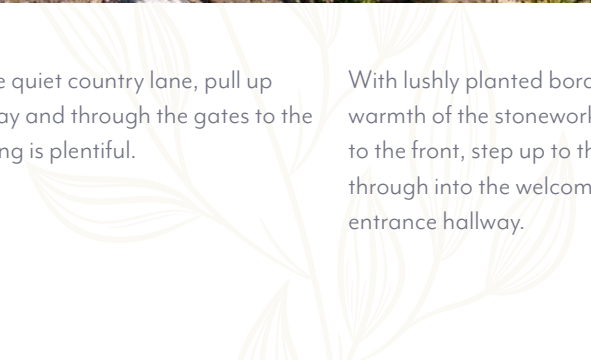
— LYDDINGTON —



A Grade II listed treasure dating back to 1744, Lapwing House is the epitome of character living, its slender arrow-slit windows, hand-hewn beams and ancient hearthstones held in the amber glow of its honeyed stone walls.

Set back from the quiet country lane, pull up along the driveway and through the gates to the rear, where parking is plentiful.

With lushly planted borders offsetting the warmth of the stonework, with a fringe of green to the front, step up to the front door and through into the welcoming embrace of the entrance hallway.

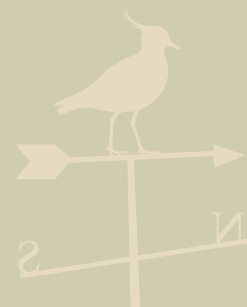




STRETCH OUT AND UNWIND

Engineered oak flooring flows through into the sitting room, the perfect place to snuggle up and unwind, in a cosy window seat or beside the open fire to one side and log-burning stove to the other, balancing the room and each inset within exposed stone surrounds.

Light filters in through internal stone mullion windows for a warm, inviting feel.



What we love...

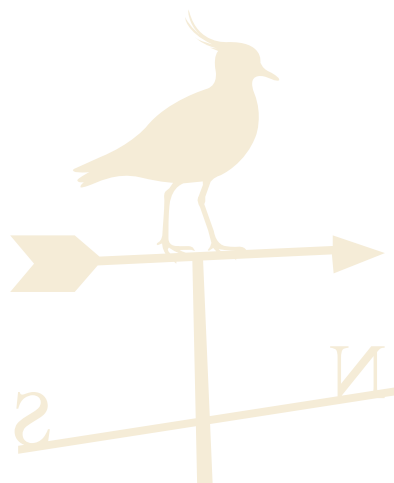
“Gracefully restored and overflowing with contemporary country-quiet charm, Lapwing House is a home to grow into, and never out of.”

SAVOUR THE MOMENT

Traditionality is balanced by contemporary convenience in the double height kitchen-dining room to the rear, where tactile, exposed stone combines with earthy modern tones.

High end appliances include a Bertazzoni range cooker and induction hob with practical saucepan tap behind, integrated conventional fridge set side-by-side with a separate pull-out drawer fridge. Every element of this Haberdasher's Kitchen by deVOL serves its function with effortless elegance, from the marble topped work surfaces, to the seamless, bespoke, pull-out, glass-fronted drawers for everything from vegetables to dinnerware.

Lavendar wafts into view from the raised beds, captured by quaintly latched cottage windows above the double Belfast sink, bringing the scent and sights of the outdoors in. In the summer months, throw open the French doors onto the terraced area, perfect for dining al fresco.



ELEGANT PRACTICALITY

Reminiscent of an old English scullery, the laundry captures the heritage of its origins, with stripped back beams sitting with the earthy and rustic wooden ceiling above. Original latched windows draw light in from the front, capturing vistas of the hedgerows opposite. Warmth emanates from upgraded radiators, whose old school style reflects the origins of the home.

Beneath one sandblasted beam, the original fireplace has been uncovered, one of many handsome original features restored by the current owners.

AND SO TO BED...

Upstairs, newly laid carpet flows out along the landing, whilst the freshly fitted bathroom to the left features a large, walk-in shower with traditional brass fittings, with Chatsworth wash basin and separate lavatory.

Two guest bedrooms resonate with individuality and character, with exposed beams, deep windowsills and glorious views out over the greenery to the front and rear.



Sanctuary awaits in the principal suite, where a spacious dressing room offers plenty of storage, drenched in light and offering garden views. There is potential to utilise this space as a fourth double bedroom.

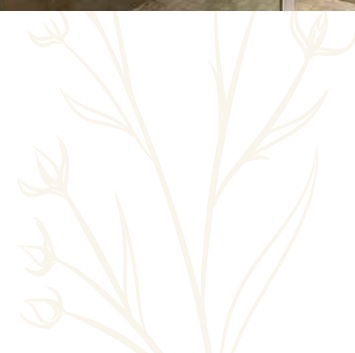
Freshen up in the en suite, where a blue and white tiled bathtub invites leisurely soaks.

A serene and soporific space, the principal bedroom nestles beneath a lofty ceiling bedecked in stripped back beams, airy and bright. A space in which to unwind in comfort and grace, high windows invite in so much light.



ROOM TO GROW

Stairs lead down from the principal suite to a versatile lower level, ideal as a potential annexe, bedroom, or family room, where rough-hewn, whitewashed walls and exposed beams bring a rustic charm. This level also features a shower room and a separate utility, offering both practicality and potential, with its own front door.



OUTDOOR ENTERTAINING

Step out from the French doors in the kitchen and onto the rear terrace, from where you can wander the curving paths through lavender banks and bee-busy borders, inhaling the mingling scents of the summer planting.

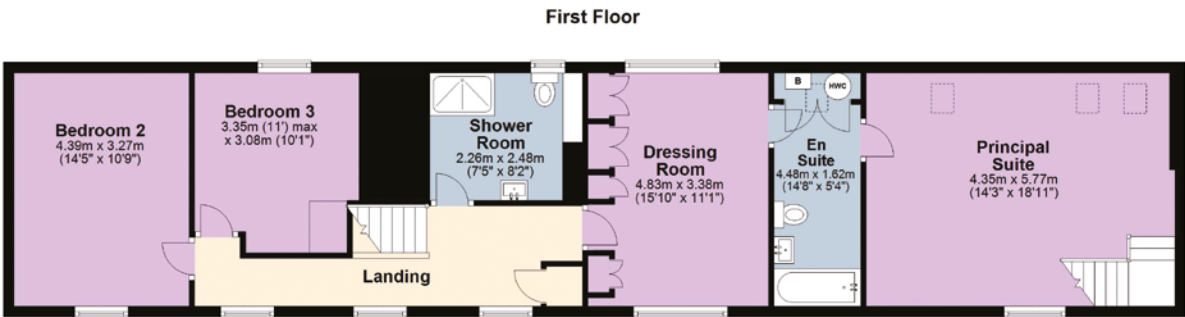
Dine al fresco beneath festoon lighting in the sheltered outdoor terrace with fireplace, the perfect setting for summer suppers or mulled wine by firelight in winter, or relax in the courtyard with morning coffee as the garden stirs into life. Ideal for autumnal nights, gather around the firepit in the barbecue area, another rustic space enclosed and dotted with tree-stump stools to toast marshmallows under the stars.

An outdoor store is ideal for bikes, with plenty of lawn for children to scamper about amidst the richly planted borders. Parking is available beneath the archway, where an EV charger is also fitted.



THE FINER DETAILS

Freehold
Detached
Constructed 1744
Grade II listed
Conservation area
Plot approx. 0.16 acre
Gas central heating
Mains electricity, water and
sewage
EV charging point
Rutland County Council,
tax band G



Ground Floor: approx. 112.8 sq. metres (1,214.2 sq. feet)
First Floor: approx. 94.7 sq. metres (1,019.3 sq. feet)
Total: approx. 207.5 sq. metres (2,233.5 sq. feet)
Outbuildings: 13.9 sq. metres (149.6 sq. feet)

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ON YOUR DOORSTEP

Lyddington is a picturesque village in Rutland, with the historic ‘Bede House’ at its heart. The village enjoys a wonderful and welcoming community spirit, where organised events are always well-supported by the local residents. The village hall is an attractive ironstone building, previously the village school. There is also a delightful church, which has the remains of a bishop’s palace attached. For outdoorsy types, the local tennis court is a popular destination and a great way to meet and make new friends.

With the Eyebrook Reservoir and Rutland Water on your doorstep, there are some stunning country walks and outdoor activities to enjoy all around - you’ll struggle to find an excuse not to get out and about and enjoy the fresh air.

After working up an appetite, foodies will be glad to know that two fantastic gastro pubs - The Marquess of Exeter and The Old White Hart - are ready to welcome you to the village.

The nearby market town of Uppingham has a range of shops, restaurants and facilities, including a doctor’s surgery, and bus services. Lyddington is also close to Corby and Peterborough, granting you both the peace and quiet of the countryside and all the amenities you need.

Local schools include Little Angels Nursery School, Leighfield Primary School and Uppingham Community College. There is an excellent choice of independent schooling nearby with boarding facilities available for girls and boys in the neighbouring market towns of Uppingham, Oakham, Stamford and Oundle.

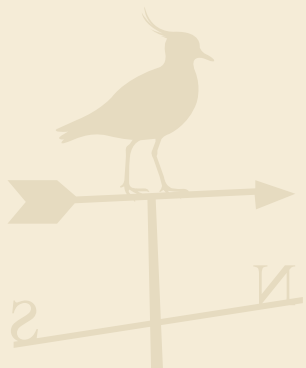
The A47 and A43 provide quick access to all the lovely villages and towns scattered around Rutland. Mainline services from Corby Railway Station offer connections to London, which promises a straightforward commute.

LOCAL INFORMATION

- Uppingham 2.3 miles (6 minutes)
- Corby 6.7 miles (14 minutes)
- Oakham 7.8 miles (15 minutes)
- Stamford 13 miles (25 minutes)
- Leicester 21 miles (43 minutes)
- Peterborough 23 miles (36 minutes)



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