



The Old Stone House, 37 Main Street, Caldecott, Market Harborough, LE16 8RS
Asking Price £798,000



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The Old Stone House, 37 Main Street, Caldecott, Market Harborough, LE16 8RS

Tenure: Freehold

Council Tax Band: G



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DESCRIPTION

A rare opportunity to acquire a charming and substantial period residence, offering beautifully presented accommodation comprising three reception rooms, six generous bedrooms and two bath/shower rooms, with paddock occupying a plot of approximately 1.1 acres (in total) within a picturesque village with open rural views to the rear.

The Old Stone House has been extended over time and is distinguished by its attractive dressed stone and ironstone elevations beneath a slate roof. Meticulously maintained, the property now provides extensive and versatile family accommodation, enriched by an abundance of retained period features including fireplaces, exposed beamed ceilings, timber flooring, panelled doors, deep skirting boards and window seats.

The tastefully appointed interior is arranged over two floors and briefly comprises:

GROUND FLOOR: Entrance hall, elegant Dining Room with feature fireplace, cosy Snug with fireplace, modern Kitchen/Diner with adjoining Utility Area, Inner Hall, Cloakroom/WC and a large Sitting Room with log-burning stove;

FIRST FLOOR: Master Bedroom with en-suite Shower Room, five further well proportioned Bedrooms, Family Bathroom.

OUTSIDE, the property benefits from a covered Side Passageway and Carport providing access between the front and rear, along with a stone Outbuilding incorporating a Boiler Room and a substantial Workshop. The attractive gardens are of a good size, backing onto paddock land and offering a tranquil and private outdoor haven.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Panelled front door with leaded light fan style transom (from Main Road), radiator, tiled floor, doors to Dining Room and Snug, stairs leading to first floor.

Dining Room 4.57m x 3.71m (15'0" x 12'2")

Open fireplace with tiled surround and timber mantel, two display alcoves to either side of fireplace, radiator, central ceiling rose, window to Main Road, door to Inner Hall.

Snug 3.18m x 2.46m (10'5" x 8'1")

Open fireplace with tiled surround and timber mantel, radiator, timber floor, window to Main Road, door to Kitchen.

Kitchen/Diner 5.13m x 3.61m (16'10" x 11'10")

Range of attractive fitted units incorporating granite effect work surfaces with tiled splashbacks, inset twin bowl stainless steel sink with mixer tap above, ample timber fronted base cupboard and drawer units.

Integrated appliances comprise electric oven and electric ceramic hob with stainless steel with stainless steel hood above. There is undercounter space and plumbing for dishwasher.

Beamed ceiling with recessed spotlights, tiled floor, Dining Area with column radiator and space for table and chairs, Pantry with shelving, understairs storage cupboard, two windows to rear garden, door to Inner Hall, access to Utility Area.

Utility Area 3.40m x 2.01m (11'2" x 6'7")

Fitted base and wall units (to match Kitchen), undercounter space and plumbing for washing machine and space for tumble dryer, external glass panelled door to covered Side Passageway.

Inner Hall

Built-in storage cupboard, radiator, oak floor, beamed ceiling, door to WC, door to Sitting Room.

WC

Traditional style white two piece suite of low level WC and pedestal hand basin, open cast iron fireplace with timber surround, radiator, tiled floor, beamed ceiling, window to side elevation.

Sitting Room 8.56m x 3.51m (28'1" x 11'6")

Generously proportioned, dual aspect reception room with log-burning stove set on tiled hearth with brick surround, two radiators, beamed ceiling, wall light points, windows to both sides and French doors opening to rear garden.

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FIRST FLOOR

Landing

('L'-shaped)

Fitted storage cupboard, radiator, two windows overlooking garden.

Bedroom One 4.57m x 3.71m (15'0" x 12'2")

Open fireplace, radiator, timber floor, window to front elevation.

Bedroom Two 4.57m x 3.18m (15'0" x 10'5")

Open fireplace, radiator, timber floor, window to front elevation.

Bedroom Three 7.37m x 4.57m (24'2" x 15'0")

Large, dual aspect bedroom with Mezzanine Area featuring radiator, exposed trusses, spotlights, two windows to Main Road and window to rear elevation.

Bedroom Four 4.27m x 2.24m (14'0" x 7'4")

Radiator, window to rear elevation overlooking garden and countryside beyond.

Family Bathroom

Contemporary style white suite comprising panelled bath with shower above and shower screen, feature pedestal hand basin with mixer tap and low level WC. Upright stainless steel radiator, tiled walls, timber effect floor, recessed spotlights, window to rear elevation overlooking garden and countryside beyond.

Bedroom Five 3.38m x 2.51m (11'1" x 8'3")

Fireplace, radiator, window to side elevation.

Master Suite

incorporating:

Bedroom Six 5.33m x 3.51m (17'6" x 11'6")

Built-in wardrobes, two radiators, two windows to side elevation.

En-suite Shower Room

White suite comprising WC, hand basin with mixer tap set within vanity unit with cupboards beneath and corner shower cubicle with electric shower. Upright stainless steel radiator, tiled floor, window to side elevation.

OUTSIDE

Covered Side Passage

Traditional panelled door with period doorknocker from Main Road, Victorian style red and black tiled floor, part glazed side door giving access to the house and further door opening to the rear garden.

Carport 5.18m x 4.85m (17'0" x 15'11")

Accessed via electric double doors from Main Road and leading through to gravelled drive and parking area at rear. The driveway then continues past the house to the rear garden and paddock beyond.

Garden

The good size, south-east facing garden lies to the rear of the property and features two sections: a fully enclosed area with York paved patio and lawn immediately to the rear of the house and a further lawned area with inset specimen trees adjoining paddock which is included in the sale.

Attached Outbuilding

Single storey, stone built construction under pantile roof housing:

Boiler Room 3.51m x 2.29m (11'6" x 7'6")

Light and power, small mezzanine area above, fitted Belfast sink, Worcester gas central heating boiler, stable door to the rear garden.

Workshop 6.07m x 3.51m (19'11" x 11'6")

Light and power, timber entrance door, feature full-height, arched window and a further small window to walled garden.

To the side of Workshop there is a lean-to for outside storage.

SERVICES

Mains electricity (single and 3-phase)

Mains water supply

Mains sewerage

Gas central heating

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

Broadband availability: Standard, Superfast

Mobile signal availability:

EE - good outdoor, variable in-home

O2 - variable outdoor

Three - good outdoor

Vodafone - poor to none outdoor

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any)

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heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

CALDECOTT

Caldecott is the most southerly village in Rutland and contains a church and two public houses. 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.

VIEWING

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













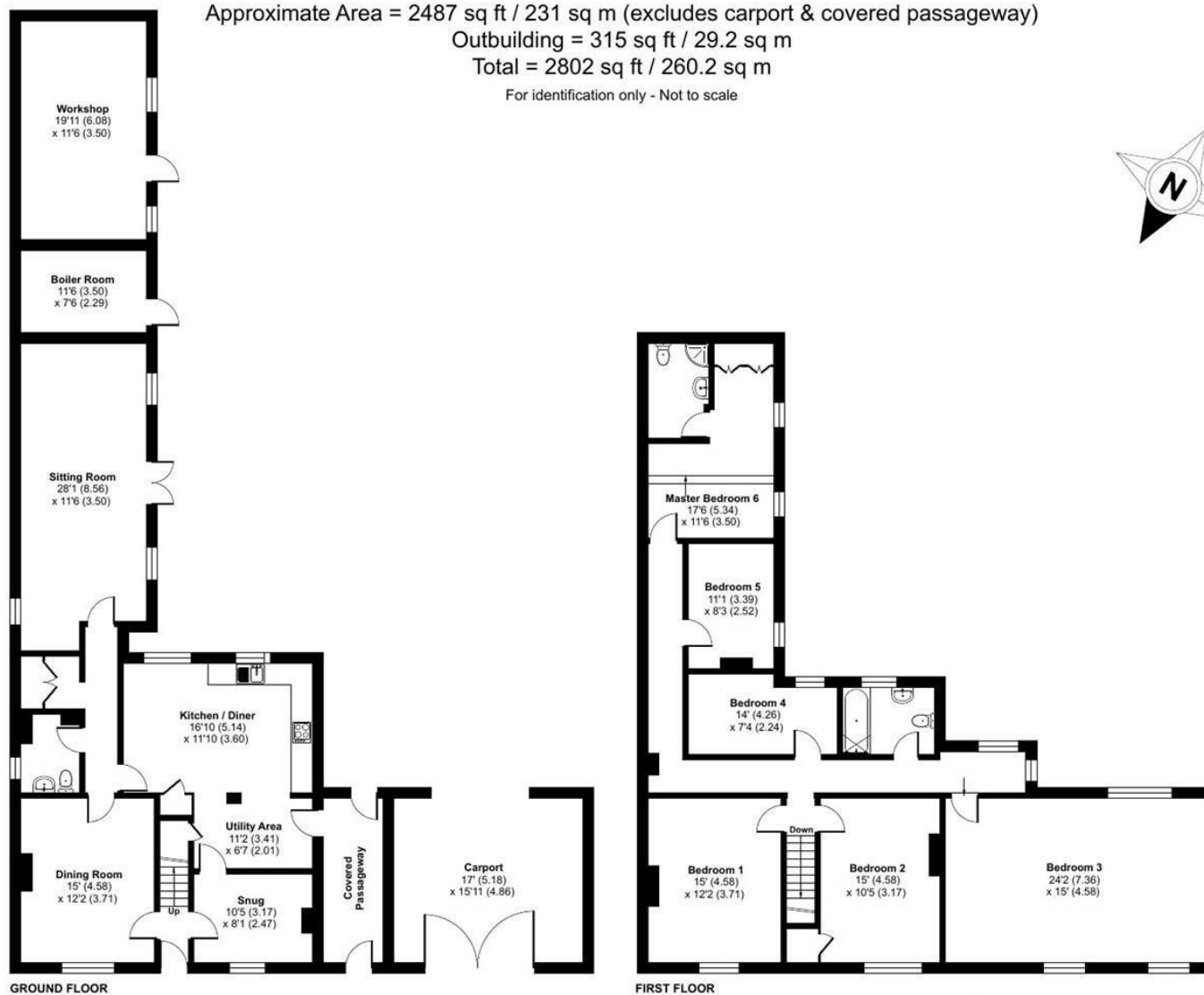
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Approximate Area = 2487 sq ft / 231 sq m (excludes carport & covered passageway)

Outbuilding = 315 sq ft / 29.2 sq m

Total = 2802 sq ft / 260.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1393128



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		
	37	74

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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



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