



11 Lyndon Road, North Luffenham, Rutland, LE15 8JZ
£649,000



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Tenure: Freehold

Council Tax Band: E (Rutland County Council)



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An exceptional opportunity has arisen to acquire a beautifully presented and substantial period village residence, complete with a detached stone barn, off-road parking and generous, private gardens, situated in one of Rutland's desirable villages.

**** 3 Reception Rooms * Kitchen/Diner * Utility * 4 Double Bedrooms * 3 Bath/Shower Rooms ****



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A charming property, constructed of local stone beneath a traditional slate roof, meticulously maintained and sympathetically improved. This Grade 11 Listed property offers a wealth of character while seamlessly blending period charm with the comforts of modern-day living.

The light and spacious accommodation is beautifully presented throughout and benefits from full gas fired central heating. The interior is arranged over two storeys and is arranged as follows:

GROUND FLOOR: Entrance Hall, Family Room, elegant Dining Room featuring an impressive inglenook fireplace, generous Sitting Room with a feature fireplace incorporating a log burning stove, well appointed shaker-style Kitchen/Dining Room with an AGA and a shaker-style Utility Room;

FIRST FLOOR: superb principal bedroom suite comprising a spacious Master Bedroom, Dressing Room and Shower Room, together with three further Double Bedrooms and a stylish Family Bathroom featuring a roll-top, claw-foot bath and separate shower cubicle.

OUTSIDE: The rear Gardens are south facing and have been professionally landscaped by the current owners creating a tranquil beautiful space.

A detached stone Barn is located within the grounds. This Barn has been recently refurbished and offers

great scope for further accommodation ancillary to the main house. Mains water and power are connected, a new slate roof and windows installed and the current owners have plans prepared for conversion into a home office / annex.

This property combines generous proportions, timeless character and is located in a sought-after village setting, offering versatile accommodation ideally suited to modern family living. Early viewing is strongly recommended.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Main entrance door (to rear elevation) with peep hole, radiator, quarry tiled floor.

Family Room 3.94m max x 3.05m max (12'11" max x 10'0" max)

Fireplace recess with stone hearth, radiator, part beamed ceiling, fitted cupboard with shelving, wall light points, window to Lyndon Road.

Dining Room 4.78m x 4.75m (15'8" x 15'7")

Feature Inglenook fireplace with stone surround, heavy timber bressumer beam above and display alcoves to either side, fitted cupboard, galleried stairs with open spindles to first floor, wall light points, dual aspect windows to front and rear elevations.

Shower Room 2.08m x 2.06m (6'10" x 6'9")

White heritage style suite comprising high level WC, hand basin set in vanity unit with storage beneath and corner shower cubicle with tiled surround, deluge shower above and a further hand held shower.

Radiator, tiled floor, recessed ceiling spotlights, mullion window to rear elevation.

Sitting Room 4.95m x 3.56m (16'3" x 11'8")

Log burning stove set in fireplace with stone surround, tiled hearth and timber lintel above, feature display alcoves to either side of the fireplace, fitted storage cupboard, radiator, wall light points, window (with window seat) to Lyndon Road.

Kitchen/Diner 3.91m x 3.30m (12'10" x 10'10")

The shaker-style kitchen is featuring an excellent range of quality units which comprise light grey granite worktops with upstand, inset Belfast sink with antique style mixer tap above and grooved granite drainer to side and further storage, an under-counter fridge, a black AGA electric range cooker with induction hob and oven, all set in an Inglenook recess with stone surround, bressumer beam and ambient underlighting.

Radiator, tiled floor, exposed ceiling beam, recessed ceiling spotlights, two windows overlooking rear garden, access to Utility/Rear Porch Area.

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Utility/Rear Porch Area 3.94m x 1.78m (12'11" x 5'10")

Shaker-style units incorporating light grey granite worktop with upstand, inset Belfast sink, painted base units with cup handles, integrated fridge-freezer and dishwasher. Hot and cold plumbing for washing machine, cupboard housing Glow Worm gas fired central heating boiler.

Radiator, tiled floor (to match kitchen), recessed ceiling spotlights, window and external stable door to rear garden.

FIRST FLOOR

Landing

Fitted cupboard, galleried stairs, painted timber panelling to part of walls, window to rear elevation with storage beneath.

Master Bedroom Suite:

Bedroom One 4.95m x 3.91m (16'3" x 12'10")

Radiator, window to Lyndon Road, door to Dressing Room.

Dressing Room 1.60m x 1.04m (5'3" x 3'5")

Fitted wardrobes and cupboards, loft hatch, access to en-suite Shower Room.

En-suite Shower Room 2.03m x 1.57m (6'8" x 5'2")

White suite comprising low-level WC, antique style washstand basin and corner shower cubicle with metro tiles to surround, deluge shower above and a

further handheld shower.

Radiator, tiled floor, fitted display shelving, recessed ceiling spotlights, extractor fan.

Bedroom Two 4.14m x 3.15m (13'7" x 10'4")

Fitted wardrobe, radiator, window to Lyndon Road.

Bedroom Three 4.04m x 2.74m (13'3" x 9'0")

Radiator, window overlooking rear garden.

Bedroom Four 4.11m x 2.44m (13'6" x 8'0")

Radiator, wall light points, window to Lyndon Road.

Bathroom 4.37m x 1.91m (14'4" x 6'3")

White suite comprising low level WC, circular hand basin with wall mounted mixer tap set on antique style vanity unit with marble top and drawers beneath, double shower cubicle with deluge shower above and feature freestanding roll-top, claw-foot bath with central wall mounted mixer tap set on raised timber platform.

Column radiator with towel rail, tiled splashbacks, tiled floor, wall light points, recessed ceiling spotlights, window to rear elevation.

OUTSIDE

Gravel driveway off Lyndon Road leads to the side of the house where it provides off-street parking for a number of vehicles and gives access to a detached Barn.

There is a small log store to the side of the house.

Detached Barn

Two storey stone construction with double timber doors housing Workshop Area, Hallway and Utility Area to the ground floor and a large single Room to the first floor. Water and Electric are connected to this barn. Accommodation is as follows:

Workshop Area 3.58m max x 2.79m max (11'9" max x 9'2" max)

Concrete floor, light and power, window to side elevation, internal door leading to Hallway.

Hallway

Stairs to first floor, external door to side elevation.

Utility Area 3.86m x 3.48m (12'8" x 11'5")

White fronted floor and wall mounted units with grey worktops (to one wall), electric wall heater, timber effect flooring, light and power.

Upstairs Room 6.93m x 3.71m (22'9" x 12'2")

Exposed roof trusses and purlins, galleried stairs, window to side and rear elevations.

Lean-to Store

Small lean-to to side of the Barn providing storage.

Gardens

The good size gardens are accessed from the driveway bounded by yew hedging and have been attractively arranged in two areas divided by laurel hedge. The area of the garden closest to the house is a lovely south facing cottage style garden featuring paved seating area adjacent to the house, fitted

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Belfast sink with tap, well stocked mature beds with apple tree and cherry tree and beech clipped tree boundary providing privacy.

An archway in the laurel hedge leads to the other area of the garden bounded by hedging and located to the rear of the Barn. This sheltered area of garden is laid to lawn with well stocked beds.

SERVICES

Mains electricity
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
O2 - good outdoor
Three - good outdoor
Vodafone - variable outdoor
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.

NORTH LUFFENHAM

North Luffenham is a delightful village virtually in the centre of Rutland and ideally located for commuting to a number of centres including Oakham,

Uppingham and Stamford, with towns and cities further afield such as Peterborough, Kettering, Corby, Leicester, Melton Mowbray. It is not far from the A1 Great North Road (approx 4 miles), and this affords good driving to a number of other locations. There are also railway stations at Oakham and Stamford with connections to the Midlands, together with a good service to Peterborough and from there are many trains to London.

Within the village itself are a number of facilities including a church, a public house, bowls and cricket clubs. Other facilities are available in adjoining villages such as shops, doctors surgery etc., but for weekly shopping Stamford, Oakham and Uppingham are handy where there are a good range of shops catering for most needs.

The schools in the area are many and varied. In addition to the village school for juniors there are buses which collect them for further education and of course a good range of private schools throughout the district.

Sporting facilities too are many and varied with a number of golf courses, rugby clubs, tennis clubs etc. Rutland Water is also only a few minutes' drive away and there one can enjoy sailing, fishing or just a stroll around the lake.

COUNCIL TAX

Band E
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.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

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

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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

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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.















