



THE LYNDON

Rutland Retreats, The Avenue, Exton, Rutland, LE15 8AH



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A beautiful three bedroom environmentally friendly property situated on a private plot within the exclusive development of Rutland Retreats and with views over the undulating contours of the sympathetically landscaped grounds.

The Barnsdale Hotel is just a short stroll away, while the Signet Spa, which opened in 2024, adds another dimension to this already special setting. Designed as a wonderfully restorative countryside sanctuary, the spa offers a heated outdoor pool, sauna pods, wood fired hot tubs, treatment rooms and a clubhouse – all just moments from the retreat.

STEP INSIDE

The sense of relaxed country living is immediate. A welcoming entrance hall combines tongue-and-groove wall panelling with warm oak flooring, establishing the natural, considered aesthetic that continues throughout the property.

For practicality, there is a utility cupboard housing a washer dryer and a large storage cupboard, perfect for outdoor coats and boots.

At the heart of the Lyndon is an impressive open-plan kitchen, dining and living space, designed to bring everyone together.

The well equipped kitchen features a comprehensive range of cabinetry arranged around a central island, complemented by quartz work surfaces. Integrated appliances include a double oven, hob and extractor, fridge freezer, dishwasher and wine chiller.





Beyond the kitchen is the dining and living space. Two sets of French doors lead out to a wonderfully private garden with a terrace to one end and views of the grounds to the other.

When the seasons turn cooler, a wood burning stove provides a natural focal point to the sitting area and a particularly inviting place to relax after a day spent exploring Rutland.

The accommodation continues with three beautifully presented double bedrooms. The principal bedroom enjoys its own set of French doors together with a stylish en suite shower room. Two further double bedrooms provide excellent guest accommodation, one benefiting from a Jack and Jill en suite arrangement.



STEP OUTSIDE

Indigenous planting and established trees soften the boundaries and enhance the feeling of being immersed in the surrounding countryside, while the property's position still allows lovely views across the gently rolling contours of the landscaped grounds.

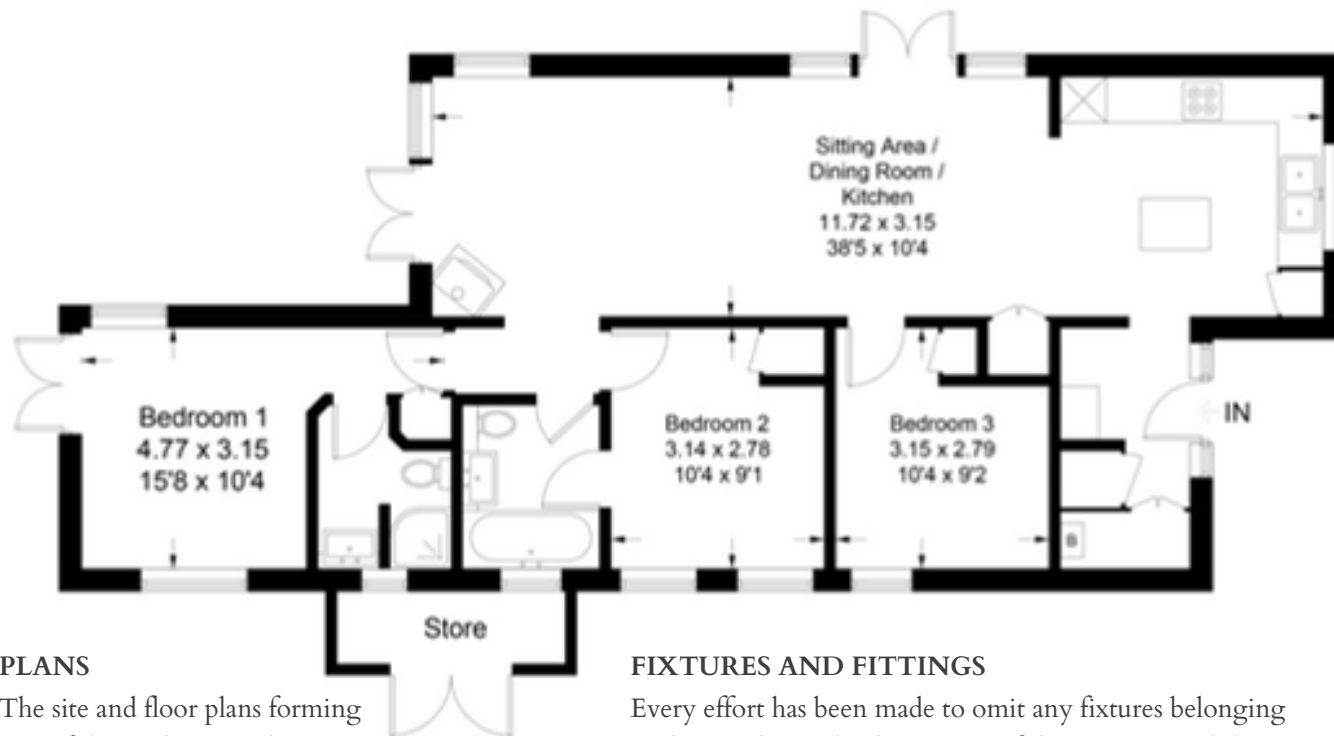


A stone terrace provides a natural extension of the living space and a delightful spot for alfresco dining, morning coffee or simply sitting back and enjoying the peace and quiet.

AGENT'S NOTE

Please do contact the agent, Digby & Finch for the information pack.

Approximate Gross Internal Area = 84.9 sq m / 914 sq ft
 Store = 2.8 sq m / 30 sq ft
 Total = 87.7 sq m / 944 sq ft



PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

FIXTURES AND FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendors right to the removal of, or payment for, as the case may be, and such fittings, etc. whether mentioned in the particulars or not.

THE SURROUNDING AREA

England's smallest historic county, Rutland is rich in character, with picturesque villages, the market towns of Oakham and Uppingham and, at its heart, beautiful Rutland Water.

The surrounding countryside offers wonderful walking and cycling, while Rutland Water provides sailing, fishing and a variety of water sports. Unspoilt and wonderfully peaceful, it is an idyllic setting for a weekend escape or a little more time in the country.

SERVICES

Water and sewerage is included in the annual management service charges.

Electricity is connected, with the property also having electric central heating. None of the services nor appliances have been checked by the agent. The property benefits from solar panels.

TENURE

The retreats are freehold with the land being leasehold. Leases are 999 years, with approximately 985 years left.

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