



THE OLD HOUSE

CALDECOTT, LEICESTERSHIRE



KING WEST



KING WEST

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A period village home, Grade II listed, with extensive accommodation, with around 6.5 acres, situated in the sought after Welland Valley.

The Old House

45 Main Street, Caldecott, Leicestershire, LE16 8RS

Market Harborough 13 miles (HST to St Pancras International), Corby (to St Pancras International) 5 miles, Stamford 16 miles, Uppingham 5 miles, Oakham 11 miles, Oundle 15 miles. (All distances approximate)

- Entrance Hall
- Sitting Room
- Dining Room
- Snug & Family Room
- Country Kitchen
- Boot Room/Utility
- Orangery
- Seven Bedrooms
- Two Ensuite, Shower Room and Family Bathroom
- Landscaped Garden
- Separate Barn, Garage and Store
- Paddocks and Stabling

This attractive village is situated on Rutland’s most southerly border, in the picturesque Welland Valley just south of Uppingham. Caldecott.

The Situation

This attractive village is situated on Rutland’s most southerly border, in the picturesque Welland Valley just south of Uppingham. Caldecott is an archetypal rural village containing a church, village hall and public house.

Communications in the area is excellent with the market town of Uppingham providing comprehensive local amenities and a weekly market.

There is easy access to the A47 which connects to the cities of Leicester and Peterborough. To the west the A5003 provides good road access to the town of Kettering where a mainline rail service connects to London St Pancras in under the hour, in addition Corby benefits from mainline rail services to London St Pancras.

The Property

The house dates from 1789 and is Grade II listed. It is constructed of mellow stone elevations under a thatch and slate roof, is arranged over two storeys and offers extensive well-proportioned accommodation, displaying period features throughout. During the current owners’ tenure, the property has been well maintained and updated with additions, including an extensive light filled orangery. The ground floor accommodation benefits from underfloor heating. Entered via a timber door to the entrance hall with steps down to the spacious sitting room with feature stone fireplace, engineered oak floor and door to the garden patio. The entrance hall opens to the dining room having feature fireplace, stone floor with stairs rising to the first-floor accommodation with door to cozy snug with wood burner.

The inner hall with second staircase rising to the first-floor accommodation, cloakroom with separate shower and doors to the country kitchen and orangery. The welcoming and spacious country kitchen is the perfect area for the family, having a walk-in pantry, range of floor and wall mounted units, with Aga, separate oven and hob and a range of built in appliances with double opening doors to the orangery and door to rear hall. The rear hall gives access to the utility/boot room and spacious family room which overlooks the garden. The orangery is a real feature of the property offering a multitude of uses throughout the year and overlooking a walled patio.

The bedrooms are set over two floors, with the well-proportioned principal bedroom arranged to the first floor. The spacious principal bedroom benefits from a dressing room and ensuite bathroom. There are three further double bedrooms, two having en-suite, a single bedroom and family bathroom. On the second floor there are two double bedrooms, which are served by a shower room.

Outside

To the rear of the property is a raised patio area ideal for entertaining in the summer months, this leads to an extensive gravelled parking and an enclosed private lawned garden. There is a separate stone barn, having electric car charging point, stairs rising to useful mezzanine and having separate store and garage. Stable, one double, three standard, tack room and hay store with yard. The property has in all around 6.5acres.









Floorplans



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General Remarks

Services
No services have been tested by the agents.

Statutory Authority
Rutland County Council

Council Tax Band
Council Band G

Energy Performance
Energy Performance Rating E

Viewing
The property may only be inspected by prior arrangement through King West. 01858 435970.







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