



MAIN STREET
LYDDINGTON, RUTLAND

JAMES
SELICKS



“... A VILLAGE HOME READY FOR REVIVAL ...”

A Grade II listed, double-fronted ironstone house on Lyddington's Main Street, requiring complete renovation throughout. Offering three bedrooms, two bay-windowed reception rooms, a south-east-facing garden and a substantial stone workshop to the rear, this is a rare opportunity to restore a characterful village home. Offered to cash buyers only.

Grade II Listed • Three Reception Rooms • Conservatory • Three Bedrooms •
Bathroom • Large Stone Outbuilding • Renovation Project •
South-East-Facing Garden • Double Gates with Dropped Kerb • NO CHAIN

Accommodation

A small entrance hall opens into the sitting room, where a bay window looks out over Main Street. To the left, the living room retains a ceiling beam and original stone fireplace, with a second bay window overlooking the street.

The kitchen completes the ground floor, with a window looking out across the garden and a door leading through to the conservatory. Glazed on two sides, the conservatory opens directly onto the garden beyond.

Upstairs, there are two double bedrooms and a single bedroom, all sitting beneath the pitched roofline. The family bathroom completes the first floor, fitted with a bath, pedestal wash hand basin and WC.

Outside

Double gates to the left-hand side of the property, together with a dropped kerb, offer the potential to create off-road parking.

The south-east-facing garden extends away from the house and is laid mainly to lawn, with a greenhouse and stone outbuilding. Beyond the surrounding rooftops, the spire of the village church rises into view.

Further back stands the substantial stone workshop, arranged across two rooms and totalling approximately 630 sq ft. Requiring renovation, it offers considerable potential for a variety of future uses, subject to the necessary consents.



Location

Lyddington is a charming and highly sought-after Rutland village, prized for its attractive mix of character properties and peaceful setting. The village enjoys a vibrant community with an active social scene, two popular public houses, a church, and a village hall. It's also home to the English Heritage site Lyddington Bede House, adding to its historical appeal. Just two miles from the historic market town of Uppingham, residents benefit from excellent specialist shopping, sporting and recreational facilities. The village offers convenient access to Leicester, Peterborough, Corby, and Kettering—all of which provide mainline train services with connections to London in under an hour. Surrounded by beautiful countryside, Lyddington is ideal for those seeking a characterful village lifestyle with strong transport links.

Important Information

The property has spray foam insulation within the roof space. This can make mortgage lending very difficult to secure with many mainstream lenders, and for that reason the property is offered to cash buyers only. A quotation for the removal of the spray foam insulation is held on file and is available on request.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council – Tax Band E

Tenure

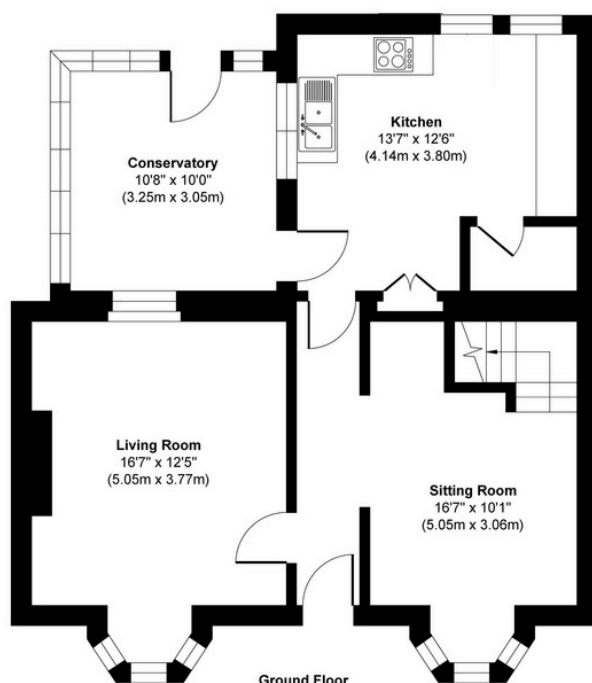
Freehold



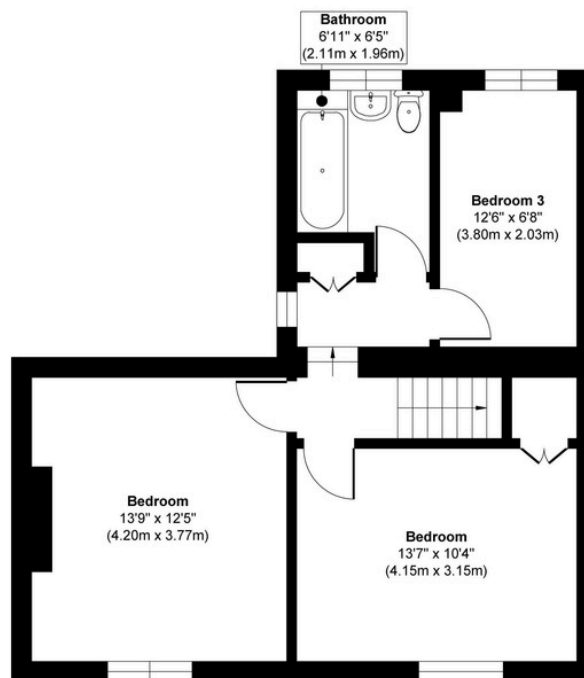
41 Main Street Lyddington, Oakham, LE15 9LR

House Total Approx. Gross Internal Floor Area incl. Garage = **1989ft² / 185 m²**

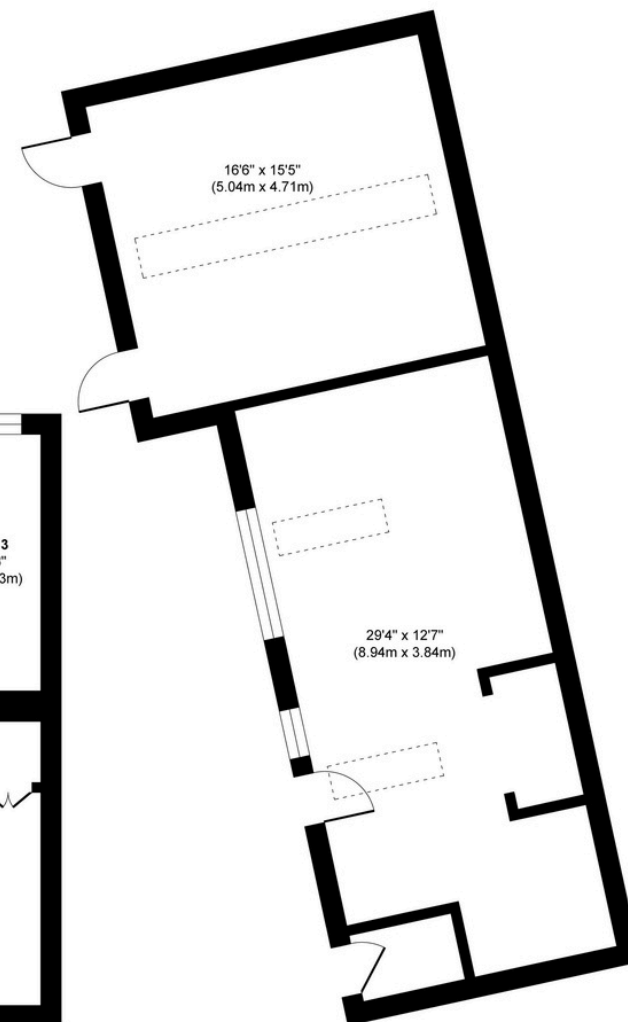
Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor
Approximate Floor Area
804 sq. ft
(74.78 sq. m)



First Floor
Approximate Floor Area
554 sq. ft
(51.51 sq. m)



Outbuilding
Approximate Floor Area
631 sq. ft
(58.67 sq. m)



**JAMES
SELICKS**

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT

01572 724 437

oakham@jamesselicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



www.jamesselicks.com

Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) 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 James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.