



THE OLD SCHOOL HOUSE
MAIN STREET, LYDDINGTON

JAMES
SELICKS



“... FOUR-BEDROOM, IRONSTONE AND RED BRICK PERIOD HOME ...”

A charming four-bedroom ironstone and red-brick period home occupying a generous and private plot, offering deceptively spacious accommodation in the heart of the highly sought-after village of Lyddington.

Open Plan Living Kitchen • Three Reception Rooms • Utility Room,
Downstairs Cloakroom • Four Bedrooms • Family Bathroom •
Front Courtyard, Rear South-Facing Garden • Sought-After Village
Location • On Street Parking • EPC - E •

Ground Floor

Enter the property through a welcoming entrance hall with doors leading to the ground floor accommodation.

The hallway provides access to three well-proportioned reception rooms, all full of character, with the two principal reception rooms both featuring attractive fireplaces, one incorporating a log-burning stove.

The third reception room provides access to a rear hallway and useful utility area, before opening into the spacious open-plan living kitchen. A generously sized room offering ample space for kitchen, dining and living areas, with French doors opening onto the patio and garden beyond.

The ground floor accommodation is completed by a convenient downstairs cloakroom.



First Floor

To the first floor, there are three double bedrooms and a well-sized single bedroom. All four bedrooms are served by a spacious family bathroom comprising a bath, separate shower enclosure, wash hand basin and low-flush WC.

Outside

Externally, the property is approached via double wrought iron gates opening onto a courtyard area leading to the front entrance door. A gate to the left-hand side provides access to the rear garden.

The rear garden is an exceptionally private, south-facing space, predominantly laid to lawn and complemented by a variety of seating areas and mature planting. A charming, decked terrace with timber pergola sits directly off the property, creating a wonderfully secluded setting ideal for outdoor dining and entertaining.

Services & Council Tax

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

Rutland County Council – Tax Band D

“... THE REAR GARDEN IS AN
EXCEPTIONALLY PRIVATE, SOUTH-
FACING SPACE...”



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.

Tenure

Freehold





The Old School House, 25 Main Street, Lyddington, Oakham, Rutland LE15 9LR

House Total Approx. Gross Internal Floor Area = 1686 ft² / 157 m²

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

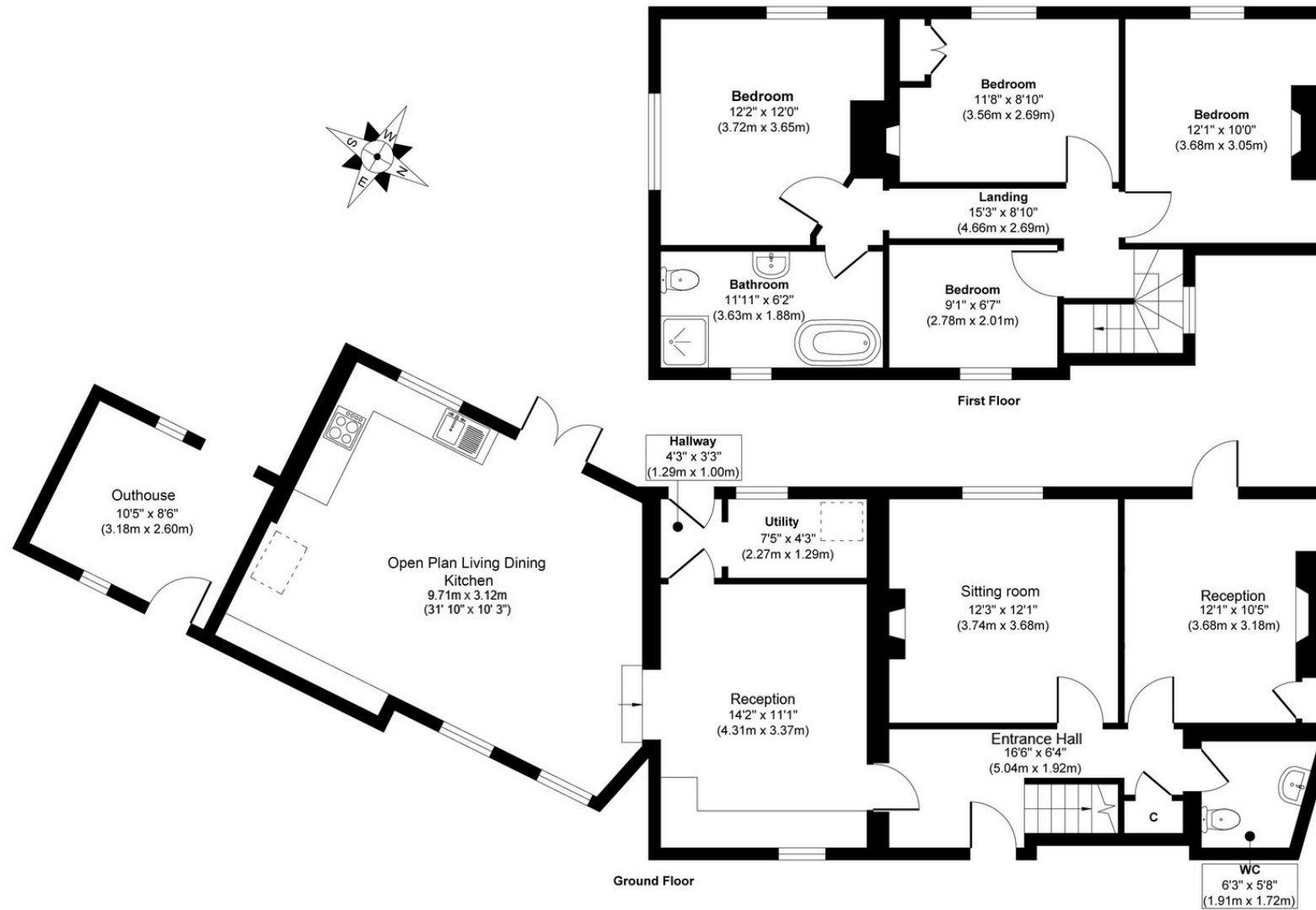


Illustration for identification purposes only, measurements are approximate, not to scale.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Important Notice

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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.