



MULLIONS
LYDDINGTON

WELCOME TO MULLIONS

A Grade II listed, five-bedroom country home nestled in the stunning village of Lyddington in Rutland. With the core of the house dating back to the mid-1500s, Mullions emanates character and historic charm at every turn.





Approaching via the pretty and peaceful lane, enjoy the sense of stepping back in time as you catch your first glimpse of the home. Pull into the gravelled driveway, which provides parking for a number of vehicles, and enter through the oak front door, framed by mullion windows, into the warm and homely entrance hall. Stow away your coats and boots in the useful cupboards and you will find a convenient cloakroom to freshen up.

A SOCIABLE HUB...

The beautiful open-plan kitchen breakfast room with stone flooring, cosy underfloor heating and sleek granite worktops convey the high-quality of the design. Wood cabinets complement the room and give a chic country-style feel. Keen cooks will be happy to prepare and make use of the double oven, dishwasher and double sink. There are plenty of units for storing away pots and pans, so spending time here is always a pleasure. Spot lighting

illuminates the whole area alongside the lovely windows and double French doors that open onto the patio, with views over the raised garden beyond. A wonderful spot to enjoy a relaxed family breakfast on a sunny weekend. From the kitchen, an internal access door leads into the garage running along the side of the property.







DINE AND UNWIND...

Across the hallway, the modern and bright dining room offers an area to entertain or to relish a delicious Sunday lunch with your loved ones. Stone flooring adds elegance and French doors again open onto the paved terrace, making this a highly versatile space for parties and BBQs. Lots of wall space invites you to hang up your favourite pieces of artwork or photography of the stunning local scenery.

Back towards the front of the house, the large drawing room is bright and the heart of the home. Gorgeous exposed timbers and beams chime with the delightful inglenook stone fireplace with an open fire. Winter evenings will offer an opportunity to create joyful memories of snuggling up with family and perhaps playing a traditional game or two? This charming room also features characterful beams, oak flooring and lovely views over the garden as well a door to the side garden.





Beyond the drawing room, a further reception room, which could also make a great snug, library, or playroom, awaits at the front of the house. Dual aspect windows and a log burner set in an exposed stone surround offers the ultimate cosy comfort. This makes an ideal room to retreat to away from the hustle and bustle of the home.

SOAK AND SLEEP...

From the hallway, oak stairs guide you up to a fantastic landing area with integrated desk and shelving that's the perfect place for a spot of work or study. The landing then leads to two of the four bedrooms; currently configured as a double and a large single, both feature windows that overlook the pretty gardens.

The smart family bathroom has a separate in-built shower, keeping the bath free for bathing the little ones or to enjoy a luxurious moment alone, plus a hand basin and loo.

The laundry room is located off the landing and features a Belfast sink, worktops, a storage cupboard and plumbing for a washing machine. A useful place for sorting the laundry without having to carry baskets up and down the stairs – what a clever idea!







Back across the landing and to the right of the stairs, you'll find an elegant guest bedroom that features a part-vaulted ceiling with dramatic beams and the two windows take in pleasant garden views to the side and south facing rear garden. There's enough space here to add a dressing table and some bespoke furniture.

A second landing leads round to a characterful, single bedroom with an exposed brick wall and beams, and could make a fabulous nursery or first floor snug.





As you follow the landing round, you will discover the master suite with dressing area. This beautiful bedroom has space for wardrobes, an open fire and its own, bright and fresh en suite bathroom – the perfect place to unwind, sinking into bubbles with a glass of wine in hand after a long day. An overhead shower is convenient for busier mornings.

SUN AND SHADE...

The large, enclosed, lawn garden wraps around the rear and to the side of the home. A variety of mature trees and hedging grant shade and screen the separate areas, and well-stocked flower and vegetable beds offer a means to inject bursts of seasonal colour and texture into the garden. Even the old privy now creates a striking feature here and its stone walls offer a place to perhaps train a flowering climber. This is a garden that will surely host many a BBQ and lazy summer lunch.

A gravel pathway, lined with box hedging and English scented lavender tempts you away from the terrace area and to the formal side garden where a gate at the end provides access onto the lane leading to the centre of the village.

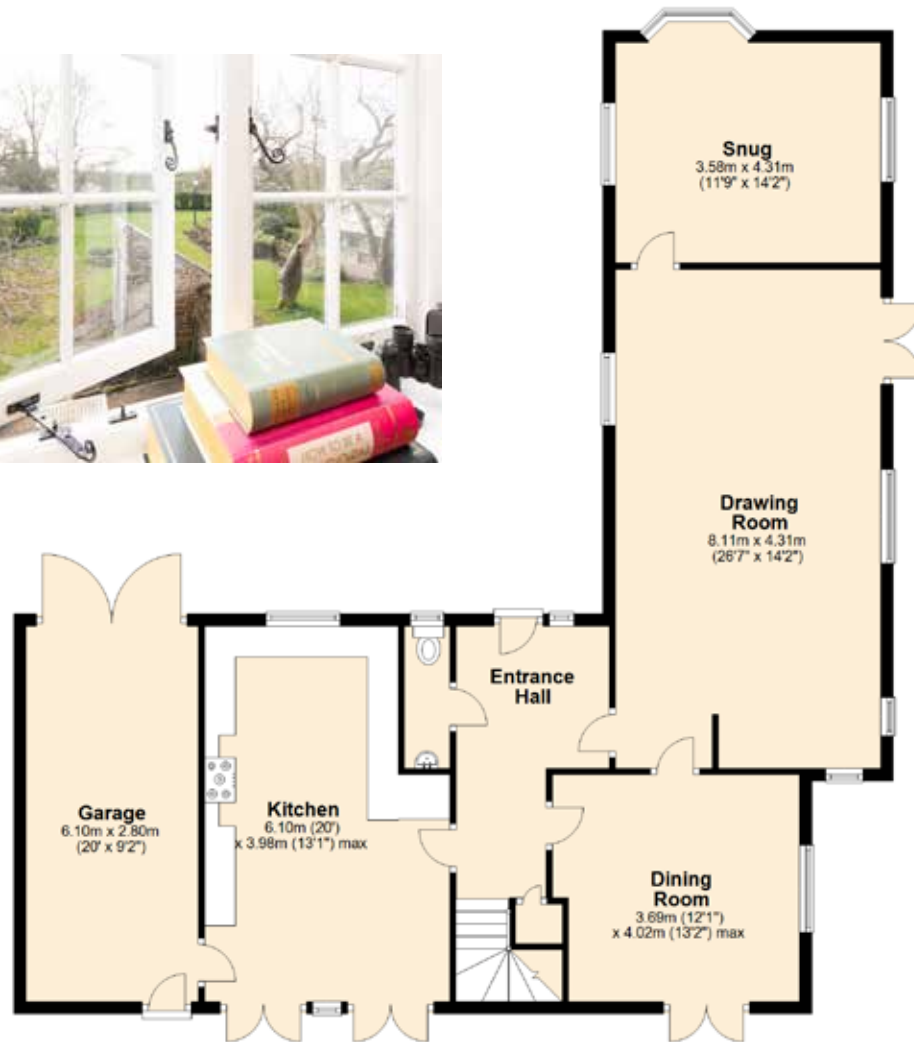
A garage with internal access to the house and a pedestrian door to the rear is a great place to store outdoor gear or overwinter equipment as well as the family car.





Ground Floor

Approx. 120.0 sq. metres (1291.5 sq. feet)



First Floor

Approx. 125.3 sq. metres (1349.0 sq. feet)



Total area: approx. 245.3 sq. metres (2640.5 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

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OUT AND ABOUT...

Lyddington, is a picturesque village in Rutland, with the historic 'Bede House' at its heart. The village enjoys a wonderful community spirit and welcoming vibe, where organised events are always well-supported by the local residents. The village hall is an attractive ironstone building used for regular exercise classes as well as the Lyddington Manor History Society, the First Friday Film Club, weekly table tennis and parish council meetings. There is also a delightful church, which has the remains of a bishop's palace attached. For outdoorsy types, the local tennis court is a popular destination and a great way to meet and make new friends. With the Eyebrook Reservoir and Rutland Water on your doorstep, there are some stunning country walks and outdoor activities to enjoy all around - you'll struggle to find an excuse not to get out and about and enjoy the fresh air.



After working up an appetite, foodies will be glad to know that two fantastic gastro pubs; The Marquess of Exeter and The Old White Hart are ready to welcome you to the village. The nearby market town of Uppingham has a range of shops, restaurants and facilities, including a surgery, and bus services. Lyddington is also close to Corby and Peterborough, granting you both the peace and quiet of the countryside and all the amenities you need.

Local schools include Little Angels Nursery School, Leighfield Primary School and Uppingham Community College. There is an excellent choice of independent schooling nearby with boarding facilities available for girls and boys at the neighbouring market towns of Uppingham, Oakham, Oundle and Stamford.

The A47 and A43 provide quick access to all the lovely villages and towns scattered around Rutland. Mainline services from Corby station offer connections to London, which promises a straightforward commute.

THE FINER DETAILS



Grade II listed
Freehold
Detached
EPC Exempt

Gas central heating
Conservation area
Rutland County Council, tax band G
* Range oven by negotiation



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