



THE OLD SCHOOL HOUSE  
CALDECOTT



Discover old school charm at The Old School House in the heart of the historic ironstone village of Caldecott, only four miles from the thriving market town of Uppingham.



## WRITTEN IN STONE

This charming home dates to the 1880s, when it was originally the place of learning for successive generations. Now a treasured family home – and surprisingly unlisted – it retains a multitude of wonderfully memorable features that tell tales from its past.

Secure, electric gates provide privacy and lead you to a substantial driveway ahead of what was once the school playground, now providing a generous parking area in front of the double garage and workshop.

Returning to the front of the home, pass sweet-smelling roses on your way through the grand front door to the hallway and cast off your coat in the row of fitted cupboards. Admire the striking, black and white marble flooring underfoot.



## A CLASS OF ITS OWN

Stepping onto the original wooden flooring of the sitting room, your eyes are drawn up towards the spectacular, double height, vaulted ceiling. Offering echoes of its past life as a school classroom, beautiful arched stone mullion windows flood the room with light, while the focal point of the room is undoubtedly the grand, custom-made, carved limestone fireplace surrounding a cosy wood burning stove.

From here, discover three further, equally character-filled reception rooms; the first two with stone mullion windows framing rear garden views and the family snug at the front of the home is warmed by an atmospheric open fire surrounded by another locally made, carved limestone fireplace and hearth. A downstairs shower room is also found at this end of the home.





## SWEET DREAMS

In addition to the annexe, The Old School House has four bountiful bedrooms. Ascending the first staircase at the front of the home, discover three cheerful double bedrooms and a family bathroom, kept cosy with underfloor heating set beneath the oak effect Karndean flooring.





## HEART OF THE HOME

Time now to make your way to the heart of the home. If you enjoy hosting family and friends, the expansive kitchen and breakfast room – set upon handmade terracotta tiles – is the ideal space in which to spend time preparing meals while entertaining. Solid granite work surfaces sit atop a profusion of English Oak units, and house a traditional double Belfast sink, perfectly positioned to soak up view of the garden. A door to the side of the kitchen provides ease of access to the driveway, making for swift entry and exit with muddy boots and paws after exploring the local countryside. On hazy summer days, French doors from the breakfast room lead directly out to the garden, perfect for casting open and enjoying the gentle breeze and birdsong.



Finally, time to ascend the staircase from the kitchen to discover the secluded principal suite: a capacious and bright room complete with en suite bathroom. Wash away your cares in the luxurious rolltop, clawfoot bath at the end of the day.



## FLEXIBLE LIVING

A door leads from the kitchen to the annexe beyond, with its own private entrance. Currently configured as a laundry room and large home office with shower room, consider the potential to reimagine this as a self-contained annexe with kitchen and double bedroom with en suite alongside the light-filled, slate-tiled garden room.





## THE GREAT OUTDOORS

Set on over half an acre, at The Old School House you will never be short of outside space and glorious views to play, relax and unwind. With character in abundance, the private, majestic gardens include a sheltered courtyard area nestled to the side of the home, expanding to a secure, sweeping lawn with ponds well stocked fruit cage and vegetable garden and edged with mature trees and shrubs beyond the garaging. Both gardens are a haven for wildlife, songbirds and even a family or two of visiting hedgehogs.

## THE FINER DETAILS

Detached  
Freehold  
1880s origins  
Plot approx. 0.56 acre  
Gas central heating  
Mains utilities  
Rutland County Council, tax band F  
EPC rating C  
PV solar panels  
Parking for at least 10 cars

Ground Floor: approx. 208.7 sq. metres (2246.9 sq. feet)  
First Floor: approx. 94.9 sq. metres (1021.4 sq. feet)  
Outbuilding: approx. 48.8 sq. metres (525.6 sq. feet)  
Total area: approx. 352.5 sq. metres (3793.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## OUT AND ABOUT

Surrounded by rolling countryside, the Rutland village of Caldecott is picture perfect. It has everything you might need including an historic church with village hall, play park and two welcoming pubs.

Caldecott is positioned close to several thriving market towns, including Uppingham and Stamford with their historic streets and listed buildings. These offer a wide choice of independent shops and restaurants. For commuters, there are direct rail links to London St Pancras from nearby Corby, Kettering and Market Harborough.

Further afield, enjoy the fabulous leisure facilities at Rutland Water, with walking and cycling trails at Fineshade or Wakerley Woods, part of the ancient Rockingham Forest. As you travel across the countryside, catch glimpses of the historic Welland Viaduct, which rises above the patchwork fields creating a scene akin to a fairy tale.

With schooling in mind, there's a great selection all within short distance. Caldecott is in the catchment for popular Bringhurst Primary School, while nearby Uppingham provides primary and secondary school options. For independent education opportunities, Uppingham, Oakham, Oundle and Stamford are all within 30 minutes' drive.

## LOCAL DISTANCES

Corby 4 miles (10 minutes)  
Uppingham 6 miles (12 minutes)  
Market Harborough 12 miles (24 minutes)  
Stamford 16 miles (28 minutes)  
Leicester 27 miles (48 minutes)

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