



THE POST HOUSE

LYNDON

Just a short distance from the shores of Rutland Water, take a trip to the picturesque village of Lyndon and discover The Post House. Built by the current owners in 2004, the home combines all the charm and character of a traditional period home with the creature comforts of modern living.

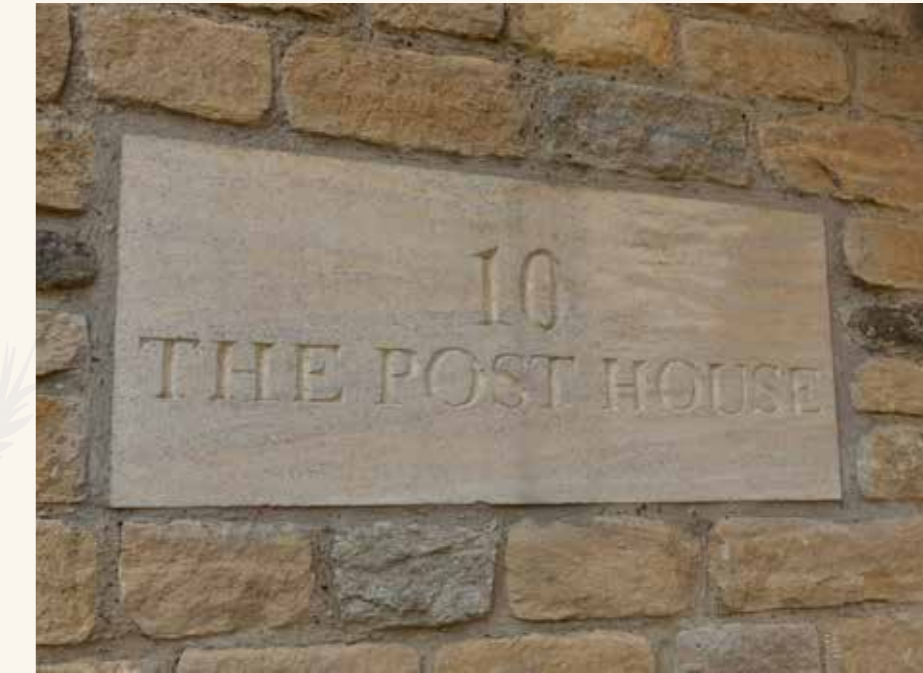


A LABOUR OF LOVE

Occupying a unique position on a quiet no-through road, the home has been built with family in mind, and the four-bedroom cottage's quaint stone and thatch frontage belies the proportions of the home.

The Post House has been constructed to the very highest standard with an incredible attention to detail, including splayed window reveals and solid oak doors. From its beautiful limestone exterior with a Turkish reed thatch and clay tiled roof, through to the traditional Clements steel double-glazed windows at the front, the home offers a flawless finish.

Pull up on the driveway ahead of the thatched single garage to the side of the home before making your way to the front door, set beneath a Collyweston slate covered porch. Welcome home.





A WARM WELCOME

Step into the beautiful dining hall, the first of three reception rooms. An open fire with Clipsham stone surround makes a welcoming focal point, in addition to the characterful exposed beams overhead and solid oak flooring underfoot.

From here, head through to the light-filled and large sitting room at the rear of the home, where a wide timber-framed window and window seat draws you to soak up the stunning views of the garden and countryside beyond. In winter, this room is warmed by the cosy open fire with Ancaster stone surround.





COUNTRY COTTAGE CHARM

The modern rustic charm of the home continues into the wonderful open plan kitchen and dining area, where the traditional terracotta tiled floor adds countryside charm to the space. Perfect your culinary skills in this well-equipped kitchen with its multi-oven Aga, built-in dishwasher and plentiful storage. A peninsula island is the perfect spot to catch up on the day's events while supper is prepared. Keen cooks will be delighted by the additional walk-in pantry off the kitchen, with its distinctive arrow slit windows.

The kitchen flows naturally into the dining area, with space for a large table in front of the French doors tempting you out to the garden beyond.

Off the dining kitchen, and with a handy exterior door, there's a boot room that's ideal for drying off after those long countryside walks! There's also a downstairs cloakroom, access to the garage, and a utility space with secondary oven and Butler's sink.



SWEET SLUMBER

Returning to the entrance hallway, a latched door leads to a large cellar, rarely found in modern homes. The main staircase leads to the first floor, where you will discover four spacious double bedrooms. The first two sit to the front of the home, overlooking the quiet and charming lane below. Both elegant and characterful, one also has its own en suite shower room, ideal for guests.

Opposite a useful laundry cupboard to one side of the landing is the family bathroom with shower, basin and lavatory. At the end of the landing is the third bedroom, a dual aspect room with high vaulted ceiling that currently serves as the perfect place to work from home.





YOUR PRIVATE SANCTUARY

Finally discover the restful and serene principal suite, enjoying fabulous views over the garden and fields beyond. This well-proportioned room is replete with its own dressing room and large en suite bathroom.



GARDEN DELIGHTS

Whether you're eating in or dining al fresco, there are plenty of opportunities to make the most of the stunning scenery surrounding the home. From the dining area, double doors open out to the large, south-facing garden beyond.

Thoughtfully landscaped and easily maintained, the outside space includes a stone sett terrace from which to admire the beautifully planted borders, topiary, and undulating box hedging.

By the terrace discover a quaint stone outbuilding, restored from an original bothy, alongside a greenhouse and charming water feature. At the far end of the garden, a mature apple tree and woven hazel bird hide frame views of the idyllic countryside beyond the estate rail fencing.



THE FINER DETAILS

Freehold
 Constructed 2004
 Oil central heating
 Mains electricity, water and sewage
 Garage
 Cellar
 Double glazing
 Plot approx. 0.15 acre
 Rutland County Council, tax band G
 EPC rating D



Ground Floor: approx. 107.5 sq. metres (1156.9 sq. feet)
 First Floor: approx. 104.8 sq. metres (1128.1 sq. feet)
 Cellar: approx. 22.8 sq. metres (245.1 sq. feet)
 Total area: approx. 235.1 sq. metres (2530.2 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
93+	A		
81-91	B		
69-80	C		
55-68	D	66 D	75 C
39-54	E		
21-38	F		
1-20	G		



OUT AND ABOUT

The pretty village of Lyndon is off the beaten track, but close to all the renowned beauty spots of Rutland Water's south shore. Just a 5-minute drive away, Lyndon Nature Reserve is home to the Rutland Osprey Project, one of the UK's greatest conservation success stories.

Visitors to the south shore will also spot the iconic Normanton Church, which seems to float just above the waterline.

If you like keeping active, then Rutland Water and its surrounding countryside offers a wide range of outdoor pursuits such as golf, cycling, sailing, rambling, and horse riding.

Close to Oakham, Uppingham and Stamford, there's an abundance of lovely restaurants, pubs and cafes to choose from. In the village of Lyndon itself, Picks Barn Cafe has recently opened, offering delicious delicacies and sweet treats.

Lyndon is just a short distance from several major train stations with mainline services to London - including Corby, Kettering, Leicester, and Peterborough.

On the education side, there's a great selection of well-regarded schools in both the state and private sectors locally. Popular primary schools Edith Weston Academy and St Mary's & St John's CEVA Primary School are close by, while independent schools are located at Uppingham, Oakham, and Stamford.

LOCAL DISTANCES

- Uppingham 5 miles (12 minutes)
- Oakham 6 miles (11 minutes)
- Stamford 9 miles (16 minutes)
- Peterborough 20 miles (33 minutes)
- Leicester 24 miles (44 minutes)

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