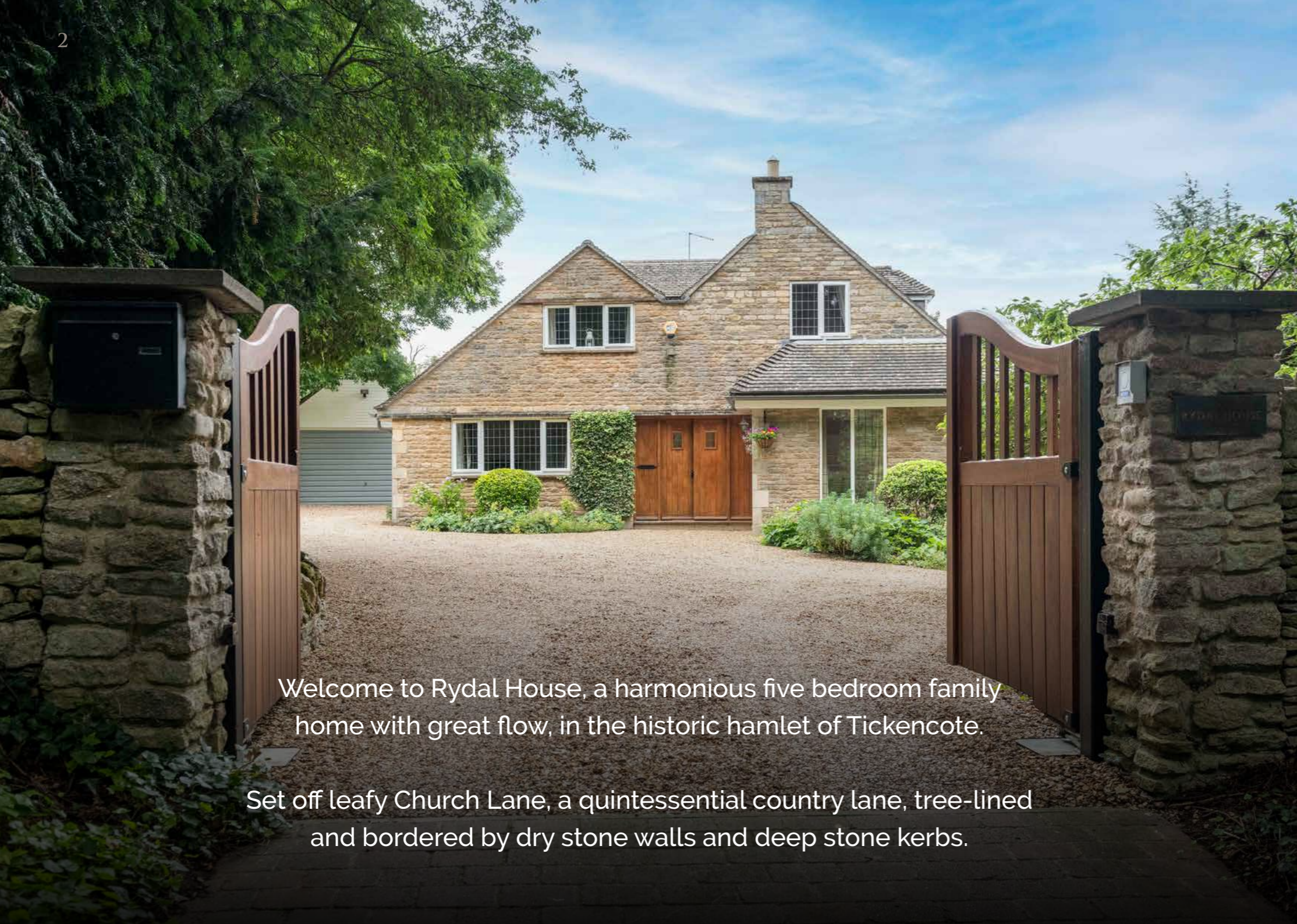




RYDAL HOUSE
TICKENCOTE



Welcome to Rydal House, a harmonious five bedroom family home with great flow, in the historic hamlet of Tickencote.

Set off leafy Church Lane, a quintessential country lane, tree-lined and bordered by dry stone walls and deep stone kerbs.

POCKET OF PARADISE

Double, electric timber gates swing back to reveal the handsome gables of Rydal House at the culmination of a broad gravel driveway and manicured lawns, bordered by mature shrubs and trees. The detached double garage, replete with overhead storage and a workshop area, adds another element to the comprehensive parking available.

A WARM WELCOME

Make your way to the grand oak entrance, to a tiled inner porch where a half-glazed door opens into the entrance hallway. Bright, broad and open, polished wood flooring gleams beneath the glow of the wall-mounted lights. Decorated in neutral, soothing tones, this is a relaxing space to arrive home to.



Cosy in winter, sumptuous in summertime, experience total relaxation in the bright, spacious sitting room. French doors and tall glazed windows offer a glimpse of the garden and allow light to beam through. Why not step outside and enjoy a morning coffee on the terrace whilst being serenaded by birdsong and try to identify all the varieties of feathered friends who also call this garden home. An open fire set in its stone surround issues warmth and welcome in the cooler months.



BRINGING OUTDOORS IN

Broad, glazed doors open to the family room on the left, a former dining room currently used as a snug.

Conveniently tucked off the entrance hallway opposite the family room, discover the laundry room. Supremely spacious with an array of dove grey cabinetry to hide away all your cleaning paraphernalia.

SOCIABLE HUB

Capaciously sized and swimming in light through broad windows overlooking the garden to two sides, the newly fitted kitchen is a sociable hub for all the family. Quartz worktops gleam in the natural light, with a plethora of base and wall units. Karndean flooring extends underfoot, flowing through to the modern, garden room extension beyond, which is warmed by underfloor heating. This room was designed with entertaining in mind. Sash windows align the garden room; framing the views out over the lush, architecturally designed rear garden.

An entertaining haven, this room was designed for parties, soirees and celebrations. Slip out through double French doors onto a private terrace for barbecues and evening cocktails. A stable door opens to the side courtyard via a covered porch (perfect for shedding wet gear after a winter's walk along the lanes). A gardener's loo can be found here; handy in summertime for those days when children are enjoying the outside.



RYDAL HOUSE



WHAT THE OWNERS LOVE...

“Rydal House is a wonderful family home, and the perfect space for entertaining, both inside and out – where birdsong makes for a tranquil backdrop.”



RYDAL HOUSE



AND SO TO BED...

Rydal House boasts five double bedrooms, and the first – ideal as a guest suite – is located on the ground floor. Ascend the gently curving staircase to the first-floor landing.

Serving three double bedrooms, freshen up in the contemporary bathroom. Light the candles and sink into relaxation in the bathtub, fitted with overhead shower.

When slumber calls, the first bedroom beckons to the left. Dressed in feature wallpaper to the bed head, light flows in through windows to the side. Note the window seat overlooking the garden; lift it up to discover secreted storage within the eaves. A spacious room, a double, built-in wardrobe is complemented by space for further furnishings.

Continue along the landing, to sneak a peek at the next bedroom, where shuttered windows and a sloping ceiling add intimacy and warmth. A whimsical children's bedroom, or even study.



Returning to the landing, pass a seating area to discover a third bedroom. Overlooking the manicured front grounds, the vaulted ceiling invites a light, airy feeling in, with plenty of space for a double bed and wardrobes. Nestled in the eaves, a door provides walk-in access to even more storage.

Retracing your steps along the landing, make your way to the principal suite.

Bright and bountiful, this bedroom is awash with light from morning 'til afternoon courtesy of windows overlooking the garden. Peacefully set, overlooking the rear, built-in double wardrobes indulge your sartorial storage needs. Beneath the window seat, discover further eaves storage.

Refresh and revive in the stylish, spa-feel en suite, tiled to the floor and walls and featuring vanity wash basin, walk-in shower and lavatory set beneath a large mirror.





STEP OUTSIDE

Returning downstairs, slip outside via the courtyard garden and take a turn about the gardens. Set upon just under half an acre, the magnificent gardens are a treasure trove of seating areas, shady spots and suntraps, carefully tended and lovingly maintained for ultimate enjoyment.

From the dining area, step onto a sunny terrace, the perfect spot to add some relaxed seating. Steps lead down to another

terrace with raised beds and the most incredible oak-framed outdoor dining area, complete with woodburning stove. Beautifully illuminated at night this space lends itself to entertaining family and friends from day into night.

Manicured, lush lawns give way to a smart home office, fully insulated and with heating and air conditioning, and a handy garden store to the side.



THE FINER DETAILS

Freehold
 Constructed 1970s
 Conservation area
 Plot size 0.5 acre
 Oil central heating
 EV charging point
 Mains electricity, water and sewage
 Rutland County Council, tax band G
 EPC rating D

Ground Floor:
 approx. 174.9 sq. metres (1882.7 sq. feet)

First Floor:
 approx. 95.4 sq. metres (1027.1 sq. feet)

Total living area:
 approx. 270.3 sq. metres (2909.8 sq. feet)

Outbuildings:
 approx. 112.7 sq. metres (1213 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	-72 C
39-54	E		
21-38	F		
1-20	G		



DELIGHTS ON YOUR DOORSTEP

Set on tree-lined Church Lane, there is no through traffic; handy for those tentative first bike rides without stabilisers. Along the lane, spy a stile leading to Tickencote Hall, ideal for walks along the footpath and into Empingham, across the fields.

Only a short walk away is St Peter's Church, a Grade I listed building whose chancel arch and sexpartite vaulting date back to Norman times.

Commuting couldn't be easier, being within close reach of the A1 and its links to the north and south. Travel into nearby Stamford in ten minutes for its wide array of shops, supermarkets, restaurants and theatres.

Rutland Open Air Theatre is also only eight minutes' drive away in nearby Tolethorpe Hall. Stamford Garden Centre is only minutes' away. Call in for a coffee and cake or take a browse around.

A prize location for families, there is an abundance of highly-rated schools in the vicinity including primary schools with independent schools including Stamford Endowed Schools, less than 10 minutes' drive from the doorstep.

Enjoy the perks of the country, and the convenience of easy access to the town, in spacious comfort and style, at Rydal House, Tickencote.

LOCAL DISTANCES

- Stamford 3 miles (10 minutes)
- Oakham 9 miles (16 minutes)
- Peterborough Railway Station 17 miles (26 minutes)
- Grantham 19 miles (26 minutes)



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Rydal House, Church Lane, Tickencote, Rutland PE9 4AE



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