Orchard Barns

LYDDINGTON, RUTLAND

James Sellicks

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An exceptional opportunity to acquire a beautifully renovated and extended, ironstone barn conversion sitting on a generous plot with paddock land in the centre of the much sought-after village of Lyddington.

Orchard Barns
58a Main Street
Lyddington
Rutland LE15 9LT

Living Kitchen | Drawing Room | Sitting Room | Utility & Cloakroom | Study Area | Master Bedroom & Ensuite | Guest Bedroom & Ensuite | Two Further Double Bedrooms | Family Bathroom | Double Garage & Private Driveway | Garage Room/Office | Gardens & Paddock | EPC - C

ACCOMMODATION

Enter the property via a wide solid oak door into a formal entrance hall with underfloor heated limestone tiled flooring and a bespoke architect designed curving staircase rising to first floor. Floor to ceiling windows take advantage of the vaulted double height space and the views over the garden and paddock beyond. Off to the right is a formal sitting room with bi-fold doors out to the garden, a Rais multi-fuel burning stove, solid oak flooring, oak beams and a window to the front.

To the left of the entrance hall is the open plan living dining family kitchen. This is a particularly large room with a snug area for sofas and a television, a dining area and the working kitchen area with central-island. This room has oak beams, underfloor heated limestone tiled flooring, and a bespoke handmade kitchen by Alexander Lewis with a comprehensive range of units and a combination of solid oak and granite work tops. There are several built in Miele appliances to include a dishwasher, induction hob with extractor over, steam oven, fan oven, warming drawer and teppanyaki plate. There is also space and plumbing for a large American style fridge freezer, and a Quooker instant hot water tap. Bi-fold doors flow from the kitchen to the garden beyond.

Off the kitchen is a secondary entrance lobby with a useful cupboard for coats and shoes. There is also a utility room with space and plumbing for white goods, a secondary double sink and bespoke cabinetry by Alexander Lewis under a granite top. Within the utility room a door leads to the plant room which houses the whole house heat recovery ventilation system, boiler, controls for the underfloor and central heating system, underfloor heating manifolds and the hot water cylinder.

The Barn, a large double height room, shows off the character and history of the building. This room has solid oak flooring and floor to ceiling glazing with double doors opening on to the front of the property. There is a large Scan log burning stove and the barn also has a mezzanine level currently used as a music/office area.

To the first floor the master bedroom offers bespoke built-in oak wardrobes, a low-level window providing a view over the garden and paddock beyond and an ensuite shower room. There are two further large double bedrooms both with views over the garden and paddock. These two bedrooms are served by a family bathroom. The first-floor accommodation is completed by a guest bedroom which is also complemented by an ensuite shower room.

OUTSIDE

To the outside, the property is approached through double gates up a gravel driveway that opens into a large parking area. There is a detached timber clad garage with an electric up and over door, side pedestrian access, work bench and an enclosed WC. There is also a large loft hatch with a ladder giving access to ample storage space. The outside of the property continues with an external storage shed ideal for storing garden furniture and gardening paraphernalia. To the rear of the property there is a landscaped terrace that rises up via flagstone steps to the lawned area that has mature floral and shrub borders set in raised beds. To the rear of the garden is a beech hedge and post and rail fence with both a hand gate and five-bar gate leading into the paddock. The paddock measures approximately half an acre and has mature hedges on both sides and to the rear.

Orchard Barns is a rare visitor to the open market offering a unique home nestled in the heart of the beautiful village of Lyddington. It has been finished to an excellent standard and is a property that must be viewed to be appreciated.

LOCATION

Lyddington is a charming and highly sought-after village by virtue of the interesting mix of character properties. The village has an active social life, two popular public houses, a church and a village hall. The historic market town of Uppingham is situated just two miles away offering a fabulous range of specialists shopping, sporting and recreational facilities.

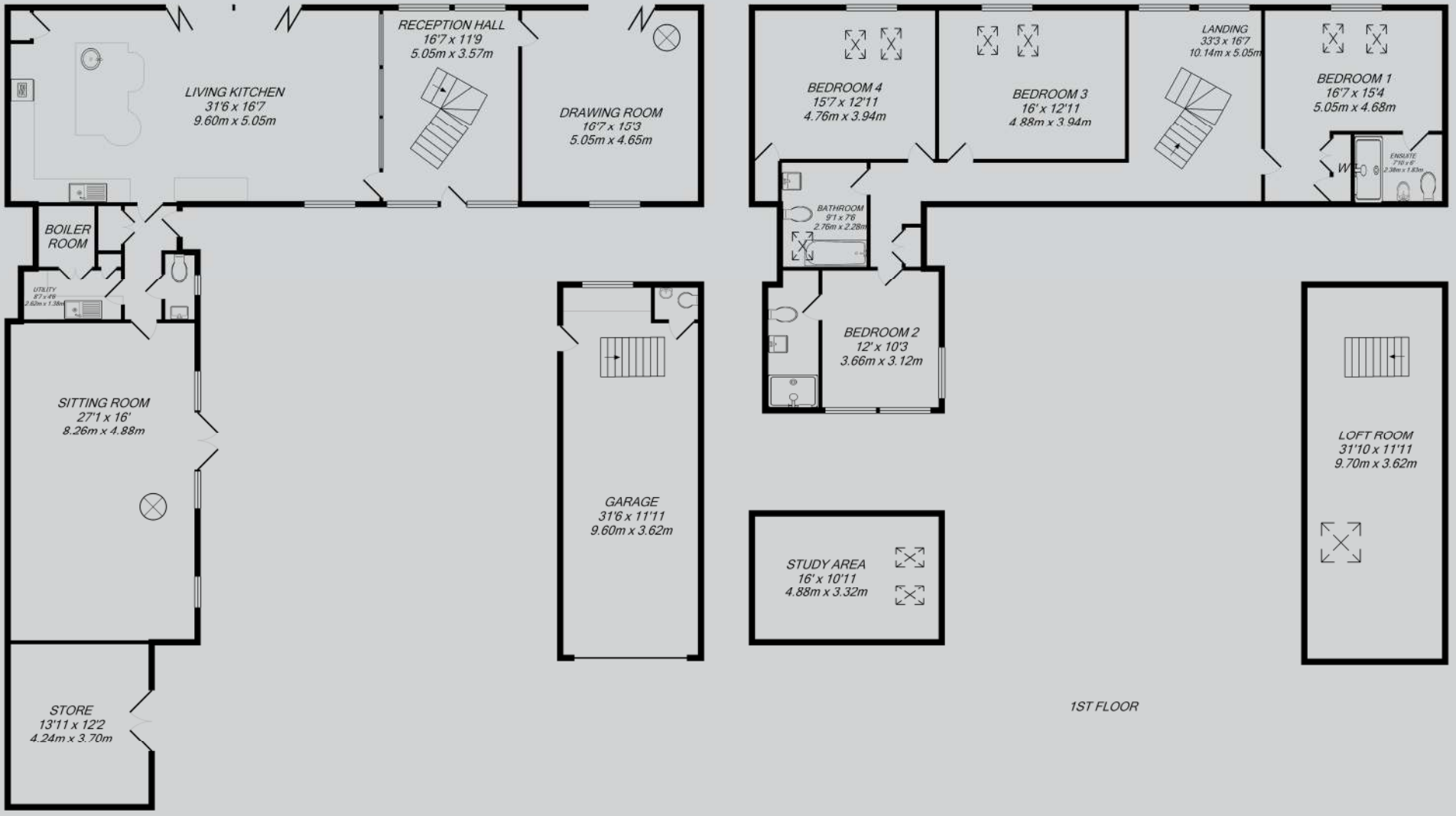
SERVICES & COUNCIL TAX

The property is offered to the market with all mains services & gas-fired central heating.
Council Tax Band G.

Orchard Barns, 58a Main Street, Lyddington, Rutland LE15 9LT

House Total Approx Gross Internal Floor Area = **2605 sq. ft / 242 sq. m**

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



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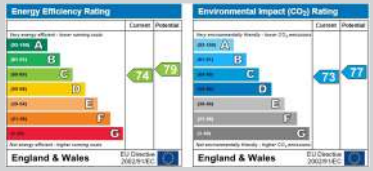

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Measurements and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.