



Ridlington Park Farmhouse

Holygate Road, Ridlington, Rutland LE15 9AR

E A Lane & Sons

Chartered Surveyors

A rare opportunity to reside in this well-appointed detached farmhouse which boasts stunning views across open countryside

This large five bedroom residence is located on the outskirts of the well regarded village of Ridlington in Rutland and offers extensive accommodation, traditional barns and stabling.

The property benefits from uPVC double glazing and oil-fired central heating throughout and has recently been modernised

The accommodation briefly comprises:-

RECEPTION HALL | DRAWING ROOM | STUDY
DINING ROOM | BREAKFAST KITCHEN | UTILITY
MASTER BEDROOM WITH ENSUITE
FOUR DOUBLE BEDROOMS (one with en-suite)
FAMILY BATHROOM | CELLAR
LARGE LAWNED GARDENS
OUTBUILDINGS & STABLES

£2,850
per calendar month

Further grazing which runs adjacent to the property is available by separate negotiation



ACCOMODATION

GROUND FLOOR

RECEPTION HALL - 4.57m x 3.14m (15'0" x 10'3"). Cloakroom off containing W.C. and wash hand basin.

STUDY - 4.24m x 3.96m (13'9" x 13'0").

DRAWING ROOM - 9.84m x 5.27m (32'3" x 17'3").

DINING ROOM - 5.88m x 5.76 (19'3" x 18'9").

REAR HALL - door to Garden

LOBBY - door to forecourt. Pantry off.

KITCHEN - 7.31m x 4.97m (24'0" x 16'3").

UTILITY ROOM

FIRST FLOOR

BEDROOM ONE - 5.67m x 4.97m (18'6" x 16'3").

DRESSING ROOM/ENSUITE SHOWER ROOM

BEDROOM TWO - 4.66m x 3.24m (15'3" x 10'6"). Door leading up to large attic (partly floored)

BEDROOM THREE - 5.88m x 3.14m (19'3" x 10'3"). Fitted hanging and shelved cupboards to one wall with storage cupboards over, fitted wash hand basin.

BEDROOM FOUR - 5.6m x 4.57m (17'6" x 15'0"). Two walk in hanging cupboards, fitted wardrobes and wash hand basin.

BEDROOM FIVE - 5.06m x 4.14m (16'6" x 13'6").

EN SUITE SHOWER ROOM

FAMILY BATHROOM - Bath, wash hand basin and W.C.

GARDEN, GROUNDS AND OUTBUILDINGS

To the north east of the house is an attractive courtyard enclosed by the original farm buildings which are expressly excluded from the tenancy.

Immediately to the South East of the house is a small area of grass, flanked on two sides by the house and bounded by a dwarf stone wall, together with three loose boxes and outbuildings and a dog pen.

To the west of the house is what was formerly the croquet lawn, which is sheltered on the north side by a high stone wall.

LOCATION

Ridlington Park Farmhouse is situated to the North West of Uppingham in an attractive part of Leicestershire within easy reach of a number of important centres, such as Leicester, 21 miles East, and Peterborough, 26 miles West. There are good local shopping facilities available in Uppingham (4 miles), Oakham (7 miles), Stamford (12 miles) and Intercity railway stations at nearby Kettering (20 miles) and Peterborough (London - St Pancras/Kings Cross 50 mins). Communications by road are also excellent with A1 (M) 15 miles to the East and the M1 22 miles to the West.

DIRECTIONS

From Leicester take the A47 west-bound towards Uppingham and at the roundabout take the minor road signposted to Ayston (¼ mile). Continue to a 'T' junction and turn left towards Ridlington and after a mile fork left into the village. Continue along Holygate Road (1 mile) and the entrance to the property is on the left marked 'Parker Farms'.

TENANCY

The property will be let on a twelve month Assured Shorthold Tenancy at a rental of £2,850 per calendar month (£34,200 per annum) payable monthly in advance.

DEPOSIT

A deposit of £3,000 will be payable on entry and held by the Landlords Agent without interest and this will be repaid at the end of the term subject to there being no dilapidations or arrears of rent.

SERVICES

Mains electricity and water are connected. Sewage is to a private system. Oil Fired Central Heating. Telephone is connected.

COUNCIL TAX

Band G (£3,527.76 per annum).

EPC

The property has an Energy Performance Efficiency Rating of E40. A full copy of the EPC is available upon request.

VIEWING

Strictly by prior appointment through the Sole Agents Tel - 0116 2336433.

REDRESS

E A Lane & Sons is a member of the Property Redress Scheme which is an independent redress scheme and offers client money protection.



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