



Big Drift Barn Lyddington Road, Caldecott, Rutland, LE16 8TE
£1,350 PCM

MURRAY
Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

Big Drift Barn Lyddington Road, Caldecott, Rutland, LE16 8TE

Tenure:

Council Tax Band: ()



DESCRIPTION

SHORT TERM FULLY FURNISHED LET / RENT

INCLUDES ALL BILLS:

Fully Furnished Premium Semi-detached Barn, ideal for short-term stays, set in a lovely rural location enjoying countryside views. Accommodation on offer briefly comprises:

GROUND FLOOR: open-plan Living Kitchen, WC, two Double Bedrooms with Jack-and-Jill Shower Room, further Double Bedroom with en-suite Shower Room; FIRST FLOOR: Master Bedroom with en-suite Bathroom.

The lounge area contains a double sofa bed and the upstairs double bedroom contains a single sofa bed.

OUTSIDE: off-road parking, timber decking and seating area with open views over adjoining countryside.

Available during January and February 2025

CALDECOTT

Caldecott is the most southerly village in Rutland and contains a church and two public houses. There is road access for commuters to both Corby, 3 miles and Uppingham, 4 miles, and other major centres including Kettering, Market Harborough, Oakham, Stamford and Leicester.

For commuters Caldecott is ideally placed being within driving distance of a number of centres including the local market town of Uppingham, where all facilities are available, Kettering, Corby, Market Harborough, Northampton. For rail travellers, there are good services to London from Corby, Kettering and Market Harborough.

Sports facilities in the area are many and varied with clubs catering for cricket, football, rugby, tennis, bowls, golf and other sports, together with Rutland Water a few miles away where one can enjoy windsurfing, sailing, cycling or just enjoy a ramble round the shores.

For education, in addition to a wide range of Local Authority schools there are the well known public schools at Uppingham, Oakham and Stamford.

RENTAL

Rental: £2,000 per calendar month

Rent includes: all bills.

SERVICES

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard

Mobile signal availability:

Indoor: Three, EE, O2 - voice and data limited;

Vodafone - voice limited, data - none;

Outdoor: Three, EE, O2, Vodafone - voice and data likely.

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been

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sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.





