



Scales Dyke

19 Main Street, Lyddington, Rutland

A substantial village house with extensive grounds set in a private 'edge of village' position within Lyddington

An exceptional village house of over 8,000 sq ft set within 2.3 acres of gardens, grounds and paddocks with an indoor pool complex, stabling and garaging. Offering outstanding entertaining space and internal offices with a separate entrance which would convert well to an annexe or staff accommodation.



6 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



**GARAGING/
STABLES/
POOL**



2.3 ACRES



FREEHOLD



**RURAL/
VILLAGE**



**8,063 - 9,460
SQ FT**



**GUIDE PRICE
£2,500,000**



The property

Built in 2006, and set in a private position on the edge of the village, Scales Dyke is a striking stone and brick residence offering spacious, high quality living spaces across three floors. Constructed to an exacting standard, the property features underfloor heating to the ground and first floors, sash windows, solid oak and tiled flooring and beautifully landscaped gardens.

The ground floor includes a welcoming reception/dining hall with an open fireplace, an elegant sitting room, snug, study, cloakrooms, and a superb 875 sqft open-plan 'living' kitchen with a sun room with French doors opening on to a terrace. A highlight is the impressive indoor swimming pool complex with floor-to-ceiling windows and garden views.

Upstairs, the principal bedroom has a bay window, dressing area, and en suite. Two further bedrooms have en suites, with three additional bedrooms served by a contemporary family bathroom. In addition, the

first floor has an office wing with two offices, a WC and dedicated stairs leading down to a separate entrance creating annexe potential. The second floor features three versatile attic rooms and a gym.

Outside

The House is approached from Main Street by a discrete, partially tarmacked, driveway over which the property has a right of way. Front gates lead to a generous gravelled parking area, double garage, and turning space. A separate single garage with solar PV panels and a timber workshop provides additional practical space adjacent to two kennels. The garden is mature and the boundary plantings provide complete privacy. To the rear and side, a sun terrace offers ideal space for entertaining and overlooks south-west facing gardens, an orchard and a pavilion with an ornamental pond. Beyond the gardens, two paddocks back onto open countryside. These are supplied with mains water and are complemented by two stables and a field shelter.







Location

Set in the picturesque Rutland village of Lyddington and lying within the Welland Valley, Scales Dyke enjoys a peaceful rural setting with excellent connections. The village has a thriving community with St Andrew's Church offering services on a monthly basis, a village hall, a recreation ground with a children's playground and a tennis court. In addition, there are two popular pubs – The Marquess of Exeter and Old White Hart. Four footpaths emanate from the village providing scenic countryside walks on the doorstep.

The village is steeped in history and the majority of the village lies within a conservation area. There are 70 listed buildings, 2 Scheduled Ancient Monuments, the medieval fishponds and Lyddington Bede House. St Andrew's Church, Lyddington Bede House and their surrounds are significant features in the village centre. The Bede House is owned by English Heritage and is a Grade 1 listed building incorporating parts of a medieval bishop's palace.

The village is well connected and close to the A47 and A6003, with mainline rail services from both Corby and Kettering to London St Pancras in around an hour and a quarter. The nearby market towns of Uppingham, Oakham, and Stamford provide excellent shopping, schooling (including leading independents) and Oakham offers train services to Birmingham, Stanstead and London Kings Cross via Peterborough.

There are many leisure facilities in the area, with nearby access to Rutland Water, offering sailing, cycling, fishing, and scenic walks, as well as golf at local clubs including Luffenham Heath and Greetham Valley.

Distances

- Uppingham 2 miles
- Oakham 8 miles
- Stamford 13 miles

Nearby Stations

- Corby 7 miles
- Oakham 8 miles
- Kettering 13 miles

Key Locations

- Rutland Water
- Burghley House
- Nevill Holt Festival and Opera

Nearby Schools

- Uppingham
- Oakham
- Stamford
- Brooke Priory and Witham Hall









Floorplans

House internal area 8,063 sq ft (749 sq m)
 Garage internal area 327 sq ft (30 sq m)
 Outbuildings internal area 1,070 sq ft (99 sq m)
 Total internal area 9,460 sq ft (879 sq m)
 For identification purposes only.

Directions

Post Code: LE15 9LR
 Access road: **what3words**: ///deduct.plugs.between
 House: **what3words**: ///active.goofy.brew

General

Local Authority: Rutland County Council
 Tel: 01572 722 577

Services: Mains water, drainage, electricity and gas are connected. Gas-fired central heating. Photovoltaic panels are installed on the roof of an outbuilding. Payments are generated via the FIT scheme and are circa £1,300pa with about 10 years left to run.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band B - This may be subject to reassessment.

EPC Rating: C

Fixtures and Fittings: As per contract

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

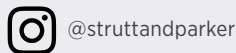
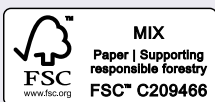
Stamford

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