



# The Stone House

43 Main Street, Caldecott, Rutland

## An unlisted period house with 6 bedrooms, a pool complex, stabling and a paddock in a popular Rutland village

A 6 bedroomed stone house with two entrances, extensive facilities which include a swimming pool and spa complex, stabling, a manège, and a paddock.



**3 RECEPTION ROOMS**



**6 BEDROOMS**



**4 BATHROOMS**



**OFF-ROAD PARKING**



**1.27 ACRES**



**FREEHOLD**



**VILLAGE**



**4,498 SQ FT**



**GUIDE PRICE  
£1,400,000**



### The property

The Stone House sits opposite the village green within the popular Rutland village of Caldecott. The house offers extensive accommodation and includes an indoor swimming pool and spa complex.

The front door opens onto a hall from which runs the dining room and sitting room and main staircase. At the end of the hall is the kitchen which has granite work surfaces, a full range of appliances, breakfast bar and breakfast area with French doors leading out onto the terrace. Beyond the kitchen is a rear hall from which runs a games room which has a log burner and a utility room. The rear hall leads through to a swimming pool complex which has showering facilities, a hot tub and a separate bar room. Glass encased circular stairs lead up to the first floor.

On the first floor the principal bedroom is a generous size and has an en suite shower room. Bedroom 2 has an en suite shower room and the remaining 4 bedrooms are served by a large family bathroom and a separate WC.

### Outside

The front door opens onto Main Street. However, there are two vehicular entrances to either side of the house. The left hand gates lead to the rear of the house and afford access to the equestrian facilities without needing to access the main drive. The main drive is to the right of the house and electrically operated wrought iron gates lead to a generous parking area beyond which is a lawn with a dry stone wall separating the stables to the left and paddock beyond. To the end of the paddock, and on the southern boundary, is a fenced-off manège.







## Location

The small and picturesque village of Caldecott is surrounded by rolling Rutland countryside. The village has a local pub, The Plough Inn, and a parish church, while neighbouring Great Easton offers several local amenities, including a village store and pub, with Bringhurst Primary School found just outside the village. Further schooling, both private and state, can be found at Uppingham, Oakham, Stamford and Corby.

The nearby towns which offer various facilities are Corby, which has an Olympic sized swimming pool and a tennis centre which includes 8 indoor courts, Market Harborough, Uppingham, Oakham and Leicester. The nearest mainline station is in Corby with trains in around an hour and a quarter to London St. Pancras International. The area is well-connected to the network of A-roads with the A47 just 5 miles away and the A1 16 miles away.



## Distances

- Corby 3.5 miles
- Uppingham 4.2 miles
- Kettering 9.5 miles
- Oakham 10 miles
- Market Harborough 11.6 miles
- Leicester 23 miles

## Nearby Stations

- Corby 4.3 miles
- Oakham 10.9 miles
- Market Harborough 11.6 miles
- Peterborough 24.4 miles

## Key Locations

- Eyebrook Reservoir (Walks)
- Uppingham (Market town and schools)
- Rutland Water (Walking, cycling and water based activities)
- Hambleton Hall (Hotel and restaurant)
- Burghley House (Historic house)

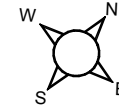
## Nearby Schools

- Bringhurst Primary School
- Brooke Priory
- Spratton Hall
- Witham Hall
- Uppingham School
- Oakham School
- Oundle School
- Stamford School
- Uppingham School
- Catmose College









The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

House internal area 4,498 sq ft (418 sq m)  
Outbuilding internal area 1,043 sq ft (97 sq m)  
Total internal area 5,541 sq ft (515 sq m)  
For identification purposes only.

## Directions

LE16 8RS

///what3words: humble.digress.carpeted brings you to the drive entrance

## General

Tenure: Freehold

Local Authority: Rutland County Council  
Tel: 01572 722 577

Services: Mains electricity, gas, water and drainage are connected

Broadband: Ultrafast

Mobile phone coverage: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: G (£4,245.80 for 2024/25)

EPC Rating: C

Parking: Off-street

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.

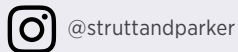
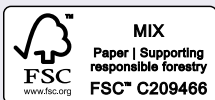
## Stamford

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