



Old Hall

Lyndon Road, Hambleton, Oakham, Rutland LE15 8BG

Rent: £tbc Per Calendar Month



A substantial manor house set in quite possibly the most idyllic position on the shore of Rutland Water. This Grade II listed property dates to 1610, here long before the 1970s reservoir construction! Facing south from the Hambleton Peninsular, Old Hall enjoys magnificent views from the private enclosed grounds that extend to more than an acre.

This quote from a previous tenant evokes the essence: 'Living in this unique and wonderful house of yours has been a wonderful experience and our time here will stay with us forever.'

Recently refurbished and redecorated, this comfortable two-storey home provides:

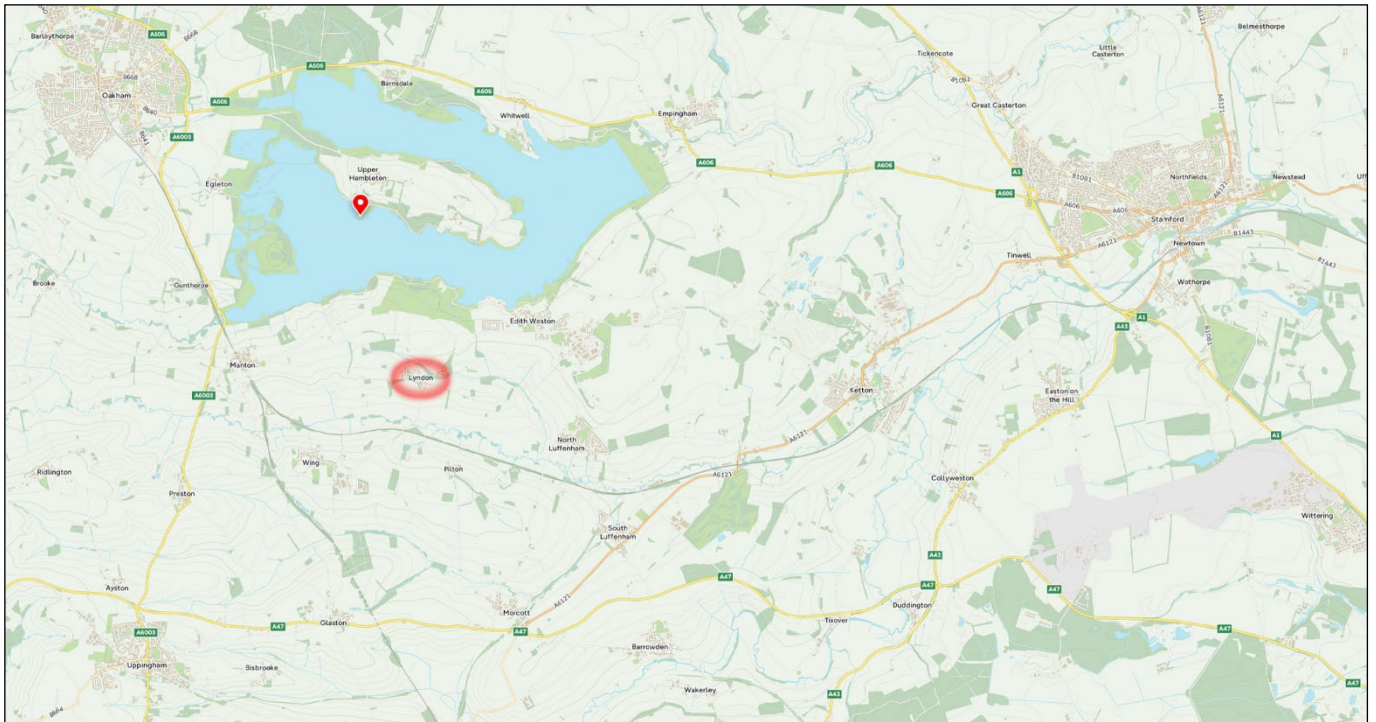
Six Bedrooms Two Bathrooms & Two En-Suites Farmhouse Kitchen
Sitting Room Snug Drawing Room Dining Room Central Heating
Large Enclosed Grounds Outbuildings Inc Barn & Three Garages Ample Parking

To be let unfurnished on an Assured Shorthold Tenancy Agreement for an initial term of between one and five years with the prospect of an extension if both parties agree.

THE ESTATE OFFICE, LYNDON HALL, LYNDON, OAKHAM, RUTLAND LE15 8TU
01572 737 786 LYNDON-ESTATE.CO.UK OFFICE@LYNDON-ESTATE.CO.UK

The Location

Lyndon is a 350-year-old family-owned estate village situated in the County of Rutland, a beautiful and unspoilt part of England with many magnificent historic towns and villages.



Following the flooding of the Gwash Valley in the late 1970s, Old Hall became disconnected from the main Lyndon Estate cluster, now located on the Hambleton Peninsula occupying a beautiful position on the banks **Rutland Water**. The reservoir is a well-established significant wildlife reserve and leisure centre (over 1,200 hectares).

Schooling provision is very good with excellent primary and secondary state settings and renowned private alternatives including [Brooke Priory](#) (2-11yrs), [Oakham](#) (ages 11-18yrs), [Uppingham](#) (ages 11-18yrs), [Stamford](#) (11-18yrs), [Witham Hall](#) (ages 4-13yrs).

If you need to **travel**, the A1 is just 15 minutes away. The nearest mainline railway station is at Peterborough, approximately 25 miles away, offering a high-speed service to London in about 45 minutes. Oakham station is also on the Birmingham/Peterborough line.

Nearby **towns** include Oakham (3miles), Uppingham (8miles), and Stamford (12miles).



Old Hall (**red outline**) is located at the end of a private driveway south of the main Hambleton village area.

Directions via What3Words:



[tickles.those.acrobats](https://www.what3words.com/)

Old Hall Survives!

Built in 1610 during the Jacobean era, this distinctive manor house constructed from local sandstone has a Collyweston Slate roof and matching outbuilding.

Old Hall now stands prominently on the shoreline of Rutland Water, which when created by the damming of the twin valleys of the River Gwash back in the mid-1970s, was the largest artificial water body in Europe.

The settlements of Nether and Middle Hambleton did not survive the flooding, however, with most dwellings and farm buildings demolished as part of the development. But the manor, fortuitously, sat just on the high-water line, remaining preserved to this day.

As part of the Lyndon Estate, Old Hall in more recent times has been a home for members of the Conant Family and various long-term tenants. It is hoped this connection with the past continues providing an appreciation for the aesthetic and architectural brilliance of the time.

Hambleton

The parish, formerly including Nether, Middle, and Upper Hambleton, now has a population of approximately two hundred, and is considered one of the UK's most beautiful villages.

[St Andrew's](#), a 12th-century church, and one of the oldest in Rutland, remains active to this day after major refurbishment in 2017. The village also boasts a well-regarded public house ([Finch's Arms](#)), and an award-winning hotel and restaurant ([Hambleton Hall](#)). The local town of Oakham lies about two miles west of the main village.



About Old Hall

Approach by driving down from the village and follow the private driveway along to where it expands into an extensive parking area behind the house. There is also a further area for larger vehicles outside. Alongside the main manor is a stone barn and a series of three garages.

The house itself has two stories, which despite undergoing renovations over the years, retains original features including oak beams, along with stone and tiled flooring in the principal rooms. More recently, in addition to a complete redecoration, a bespoke kitchen has been fitted, the central heating and hot water system replaced to be much more energy efficient, and each bathroom has been refurbished including the installation of a new shower room.

On the **ground floor**, each main room enjoys a south facing view into the garden and beyond. The farmhouse kitchen has handmade units with oak countertops, and the four-oven Aga provides constant warmth. In addition to the comfortable sitting room with its log burning stove, there is also a snug, the perfect sanctuary for enjoying some quiet downtime! The drawing room is next, offering further day-to-day living space when not used for entertainment purposes. And finally, the warmth of the 'oak room' is immediately apparent, with a lovely fireplace and period features, so often a setting for dining with family and friends. This floor also includes a cloakroom and pantry.

Take the grand staircase to the **first floor** where there are three bedrooms, two with en-suites, and a further bathroom. Enjoy the views across the reservoir and beyond from the balcony. Then, moving up to the **second/attic floor**, there are three additional bedrooms and a bathroom. If not utilised for family or guests, these bedrooms are equally suitable for other full or part-time uses (previously purposed: dressing room, games room, playroom, study).

The extensive professionally landscaped **grounds and enclosed gardens** provide a now matured, relaxing environment, that is also straightforward to maintain.



Ground Floor

Kitchen 5.9 x 4.5m

Aga range cooker, tiled floor, hand-made fitted units with oak worktops, radiator.

Sitting Room 4.5 x 4.3m

Log burner, cast iron radiator, wooden floor.

Snug (measurements tbc)

Fireplace with brick surround, carpeted floor.

Hall/Drawing Room 4.9 x 4.9m

Fireplace, cast iron radiator, wooden floor.

Oakroom 4.6 x 4.6m

Oak panneling, fireplace with stone surround, cast iron radiator, wooden floor.

Cloakroom 2 x 1.5m

Toilet, washbasin, tiled floor.

Pantry/Utility 3.7 x 2.4m

Kitchen units, washing machine plumbing, tiled floor.

First Floor

Bedroom One 5.3 x 5m

Fireplace with stone surround, radiator, carpeted floor.

Shower Room (2.8 x 1.8m) Shower, toilet, wash basin.

Bedroom Two 5.1 x 3.7m

Balcony with views over Rutland Water, radiator, carpeted floor.

Bathroom (3.7 x 2.1m) Bath with shower, toilet, wash basin.

Bedroom Three 5.5 x 4.9m

Fireplace with stone surround, radiator, carpeted floor, small cupboard.

Bathroom 2.9 x 2.7m

Bath with shower, toilet, wash basin.

Attic Floor

Bedroom Four 4.9 x 3.8m

Radiator, carpeted floor.

Bedroom Five 7.1 x 3.7m

Radiator, skylights, carpeted floor.

Bedroom Six 4.0 x 3.8m

Radiator, carpeted floor, small cupboard.

Bathroom 3.6 x 2.3m

Bath with shower, toilet, wash basin.

Services

The property has a modern oil-fired central heating system with radiators throughout. In the kitchen there is a four-oven Aga range cooker providing that core farmhouse warmth.

There are connections to mains [water](#), [sewerage](#), and [electricity](#).

Old Hall is connected to Gigaclear [full-fibre broadband](#) with speeds up to around 900Mbps.

Rent

£tbc Per Calendar Month.

The Landlord is not bound to accept the highest or indeed any offer.

Terms

To be let unfurnished (except for flooring materials and Aga) on an Assured Shorthold Tenancy Agreement for an initial term of between one and five years with the prospect of an extension if both parties agree.

A deposit of £tbc is payable (held in a deposit protection scheme).

Applicants must complete a questionnaire, reference, and right-to-rent check.

The Tenant is responsible for routine maintenance and interior decoration whilst The Landlord takes care of all major repairs, exterior decoration, and any major tree work.

A copy of the proposed tenancy agreement is available by prior arrangement.

Council Tax

The 2025-2026 annual charge is £5,043.70 (Band H).

For further information, visit the [Rutland County Council](#) website.

Energy Performance

This property has a current EPC rating of E41 - a copy of the certificate is available [online](#).

Interested?

Please refer to the [information for new tenants](#) online.

Viewings are available only via prior appointment with the [Lyndon Estate Office](#).

Misrepresentation Act 1967

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