



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES

Audit Hall Road, Empingham

Oakham, LE15 8PH

Guide Price £600,000

SUMMARY

- Spacious Character Property with High Ceilings
- Much Improved by current vendors
- Three Double Bedrooms Including one with WC facilities
- Two Well Proportioned Reception Rooms
- Entrance Hall and Convenient Utility Space with WC
- Bespoke Kitchen with high specification fixtures & fittings
- Generous Off road parking for Multiple Cars
- Two loft spaces with Velux windows with potential (not on floorplans or pictures)
- Wrap around Private Garden with multiple patio areas
- Multiple Outbuildings with Further Potential





Nestled in the sought-after village of Empingham—ideally positioned between Oakham and Stamford, with convenient access to the A1—this beautifully presented character cottage offers a rare blend of charm, space, and location. Boasting high ceilings and original features throughout, the property feels light, airy, and full of personality. Just a stone's throw from the stunning Rutland Water, it's perfectly suited for those seeking a countryside lifestyle with excellent connectivity. The current owners have significantly enhanced the property, making it a standout home in both quality and style. Early viewing is highly recommended to fully appreciate the generous accommodation, impressive finish, and enviable setting. This well-presented and significantly improved home briefly comprises an entrance hall, utility area with downstairs WC, a dining room featuring a character fireplace, and a spacious living room with direct access to the garden. The bespoke, high-specification kitchen has been recently refitted to an exceptional standard. Upstairs, a generous landing leads to three well-proportioned double bedrooms—one benefiting from en-suite WC facilities and another main bedroom offering potential for a full en-suite conversion. The family bathroom is fitted with a freestanding bath and a separate shower cubicle, providing both style and functionality. While the property has been tastefully updated by the current owners, it still presents exciting opportunities for further enhancement. Two loft spaces, both fitted with Velux windows, offer potential for conversion (subject to the necessary approvals) or can serve as versatile storage areas. Externally, the home is set within a wraparound plot featuring beautifully landscaped gardens, off-road parking for multiple vehicles, and two outbuildings that offer additional potential for development or storage. To register your interest or arrange a viewing, please contact our office.





Tenure: Freehold

EPC Rating: E

Council Tax Band: E

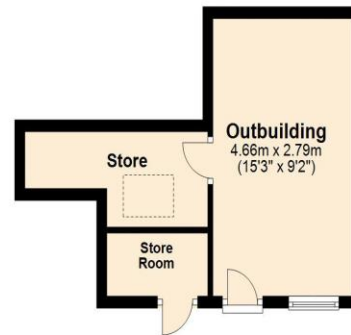
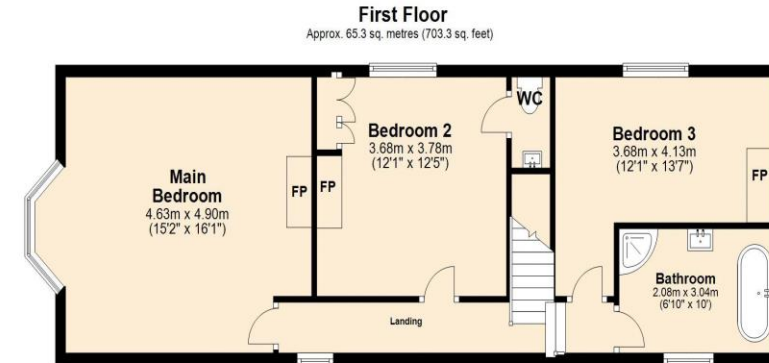
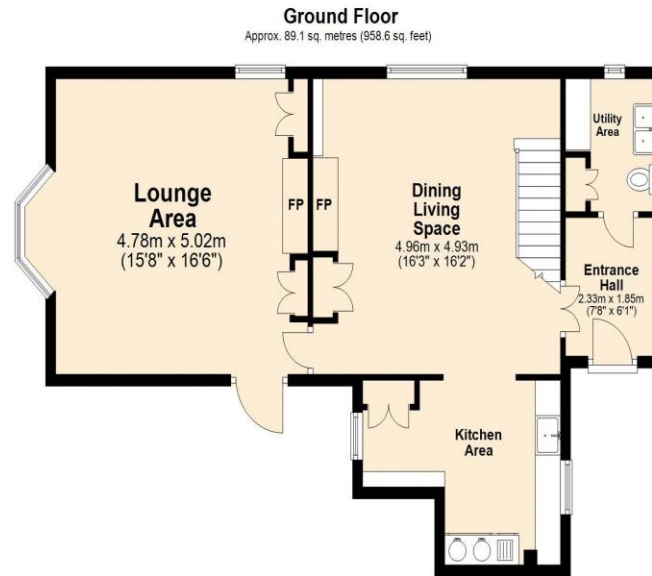
Local Authority: Rutland County Council

Services: Mains drainage, water, electric, gas

Agent Notes: The driveway is due to be refreshed with new gravel prior to completion

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.



Total area: approx. 154.4 sq. metres (1661.9 sq. feet)

