



nest
ESTATES

44B Main Street, Empingham

Oakham, LE15 8PS

£765,000

SUMMARY

- Three Double Bedroom Detached Stone Cottage
- Open Plan Kitchen Dining Space
- Living Room & Further Reception Room
- Downstairs WC, Utility Room & Store Room
- En Suite Shower Room & Family Bathroom
- Off Road Parking & Extensive Garden Space
- Field Views To Rear
- Idyllic Village Location















A stunning stone-built cottage in the heart of idyllic Empingham.

Nestled in the charming and sought-after Rutland village of Empingham, this beautifully presented stone-built cottage blends timeless character with modern comfort. Just a short stroll from local amenities, the property offers the perfect balance of rural tranquillity and convenience. The spacious interior features a stylish open-plan kitchen and dining area, ideal for entertaining, alongside a cosy living room and an additional reception room—perfect as a study, snug, or playroom. Practical spaces include a utility room, store room, downstairs WC, and a welcoming entrance hall. Upstairs, you'll find three generous double bedrooms, all with built-in wardrobes, including a luxurious master with en suite shower room. A well-appointed family bathroom completes the upper floor.

To the rear, the property boasts an expansive garden with breathtaking field views, mature planting, and patio areas—ideal for outdoor dining and relaxation. The front of the home provides ample off-road parking for several vehicles. This is a rare opportunity to own a characterful home in a picture-perfect village setting—ideal for families, downsizers, or anyone seeking countryside charm without compromise.

About Empingham, Rutland...

Empingham is a highly sought-after village set in the heart of Rutland, England's smallest and arguably most picturesque county. Perfectly positioned just moments from the shores of Rutland Water, one of Europe's largest man-made reservoirs, the village offers a wonderful blend of countryside charm, community spirit, and convenience — making it a popular choice for families, retirees, and professionals alike. This well-served village boasts a range of essential amenities, including a thriving village shop, a highly regarded primary school, and a doctors' surgery — all within walking distance. The local pub, The White Horse, offers a warm welcome and traditional fare, while nearby market towns such as Oakham, Stamford, and Uppingham provide a broader selection of shops, restaurants, and secondary schools, including some outstanding independent options.

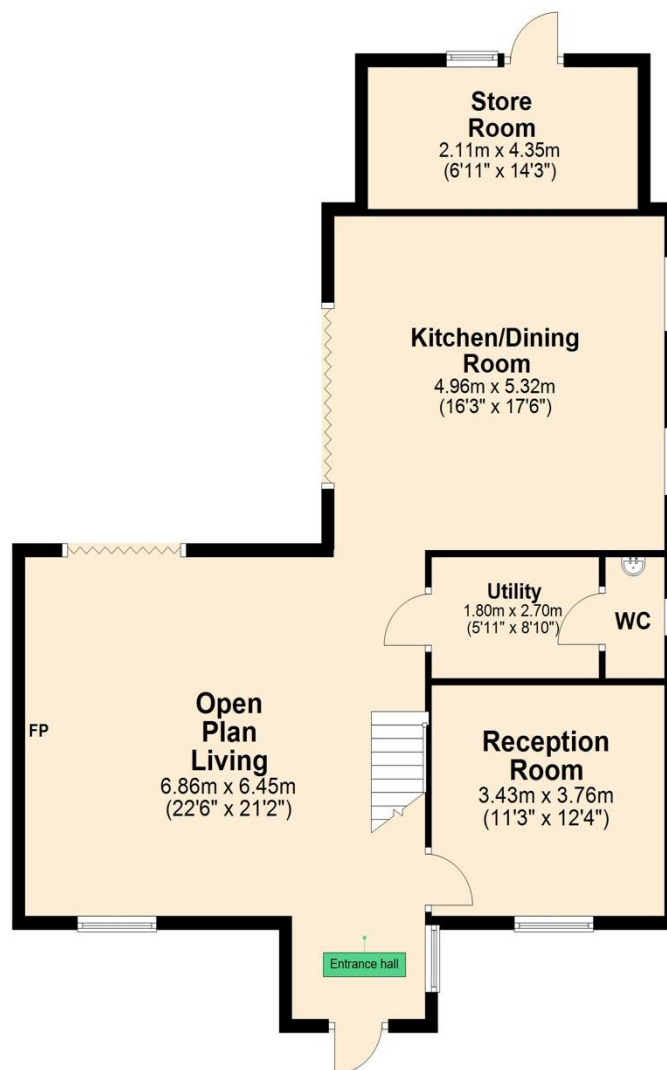
Empingham also benefits from excellent transport links, with easy access to the A1 for commuters and a direct rail connection to London from nearby Stamford or Peterborough. Surrounded by rolling countryside and scenic walking and cycling routes, yet still well connected, Empingham is the ideal location for those seeking a peaceful rural lifestyle without compromising on accessibility. Whether you're drawn by the beauty of Rutland Water, the vibrant community, or the opportunity to enjoy village life at a gentler pace, Empingham represents a rare and rewarding place to call home.

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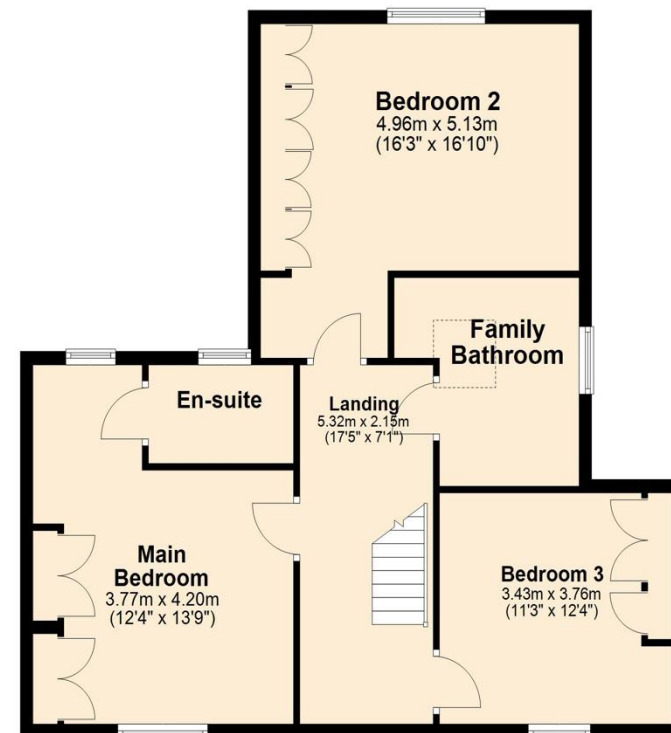
Ground Floor

Approx. 94.8 sq. metres (1020.1 sq. feet)



First Floor

Approx. 78.0 sq. metres (839.7 sq. feet)



Total area: approx. 172.8 sq. metres (1859.8 sq. feet)

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