



Main Street

Empingham, Oakham, LE15 8PS

**Price Guide £480,000**

Richardson

## Main Street

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Positioned within the conservation area of this highly sought after Rutland village, Rosery Farm is an attractive Grade II Listed thatched cottage retaining many period features with a superb range of outbuildings/barns forming a courtyard to the rear. In need of updating and modernisation, the property does have gas central heating with the accommodation comprising, reception hall, sitting room, dining room, kitchen breakfast room, rear lobby and cloakroom. To the first floor, which has sloping ceilings, there are 3 bedrooms and a shower room. Enclosed front garden with driveway to the side and a 5 bar gate opening to the rear garden/courtyard with range of out buildings to all sides. There is a workshop with a pantile roof which is attached to the neighbouring property, a long open faced store/car port with a pantile roof, a stone built former stable with a corrugated metal roof which is attached to a good sized stone barn with a Collyweston roof. The property is offered with no chain and subject to obtaining any required planning permission has a great scope for improvement and extension.

Entrance hall

Sitting room  
22'11" x 14'6" max (6.99m x 4.42m max)

Dining room  
16'11" x 13'10" (5.16m x 4.24m)

Kitchen breakfast room  
13'3" x 8'0" (4.04m x 2.45m)

Rear lobby

Cloakroom





#### First floor landing

Bedroom  
13'10" max x 11'10" max (4.24m max x 3.63m max)

Bedroom  
11'0" max x 10'7" max (3.36m max x 3.23m max)

Bedroom  
10'1" max x 8'1" max (3.09m max x 2.48m max)

#### Shower room

#### External details

The property is set back behind a dwarf wall and hedging with hand gate and pathway to front door. Driveway to the side with 5 bar gate opening to the rear garden and courtyard area.

Workshop  
15'1" x 11'10" max (4.62m x 3.62m max)

Carport/store  
40'5" x 10'3" (12.32m x 3.13m)

Stable/outbuilding  
14'5" x 12'9" (4.41m x 3.91m)

Barn  
19'1" x 15'3" (5.83m x 4.66m)

Services  
All mains services are connected.

Communication  
According to Ofcom Mobile Coverage: is Likely with EE, Three, O2 and Vodafone  
According to Ofcom Broadband: Ultrafast is available

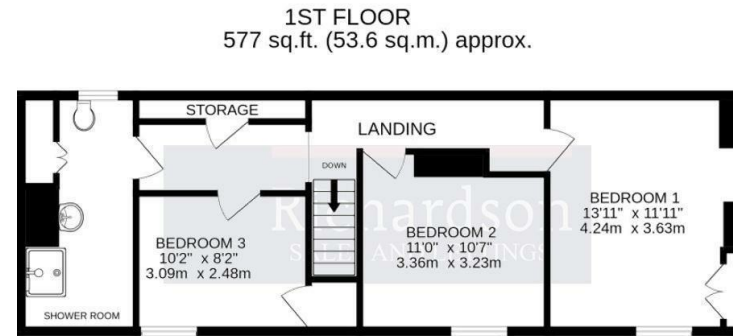
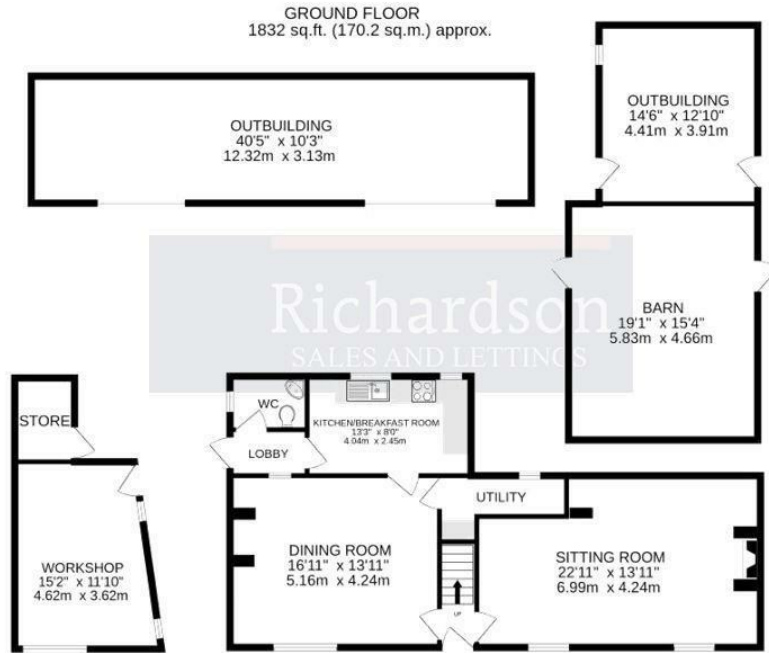
Agents Notes  
Under the Estate Agents Act of 1979 we hereby give notice that a Partner in this firm has an interest in this property as Trustee.

Viewing  
By appointment with Richardson 01780 762433 [post@richardsonsurveyors.co.uk](mailto:post@richardsonsurveyors.co.uk)



## Floor Plan

## Area Map



**TOTAL FLOOR AREA : 2408 sq.ft. (223.7 sq.m.) approx.**

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**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

**Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB**

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**01780 762433**