



Main Street

Empingham, LE15 8PS

Price Guide £675,000

Richardson

Main Street

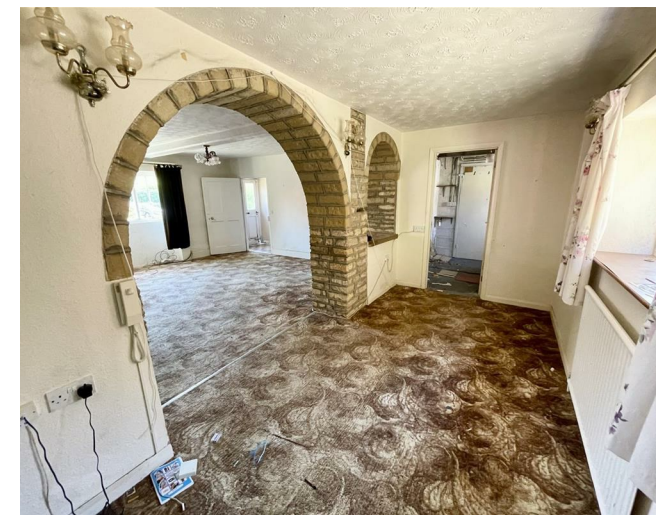
Empingham, LE15 8PS

Wisteria House is an attractive stone and brick built late 18th-century former farmhouse under a Rosemary Tiled roof with a walled garden on a plot extending to approximately 0.41 acres. Positioned centrally to the village of Empingham which is a sought after Rutland village with a wide range of amenities including a thriving cricket club, village hall and recently opened public house, it is also within close proximity to Rutland Water. Grade II Listed and set within the Conservation Area, the property is in need of complete renovation. Offering generous accommodation over three floors, alongside an outbuilding and double garage. Rich in character, it presents a rare opportunity (subject to obtaining necessary planning) for a buyer to create a unique and beautiful home. In brief the accommodation comprises small entrance hall, sitting room (has been used as a bedroom with ensuite shower to the rear), boiler room, drawing room, further reception area, inner hall with cloakroom & pantry, kitchen with secondary stairs to the first floor, rear lobby, utility with stairs to a further room/store. To the first floor there are three bedrooms and a family bathroom, with three additional bedrooms on the second floor. Externally, a courtyard with store and double garage, with opening to a generous walled garden. The property benefits from oil-fired central heating and is offered with no onward chain.

Entrance hall

Sitting Room

13'9" x 13'9" (4.20 x 4.20)





Shower Room

Boiler Room

Reception room
16'2" x 6'9" (4.93m x 2.08m)

Drawing room
15'0" x 13'9" (4.58 x 4.20)

Inner Hall

WC
3'10" x 3'1" (1.18 x 0.95)

Pantry
6'9" x 4'2" (2.08 x 1.29)

Kitchen/ Breakfast Room
13'8" x 10'7" (4.18 x 3.25)

Lobby

Utility Room
19'3" x 13'7" (5.89 x 4.15)

Store
22'8" x 13'7" (6.93 x 4.15)

First floor landing

Bedroom 1
13'9" x 13'9" (4.20 x 4.20)

Bedroom 2
13'9" x 13'1" (4.20 x 4.00)

Bedroom 3
13'8" x 10'7" (4.18 x 3.25)

Bathroom

Second floor landing

Landing

Bedroom 4
17'3" x 13'9" (5.27 x 4.20)



Bedroom 5
13'9" x 13'8" (4.20 x 4.18)

Bedroom 6
15'0" x 7'1" (4.58 x 2.17)

External details

The plot extends to approximately 0.41 acre with the property set back behind a dwarf wall with hand gate and pathway to the front door and wide pedestrian access to the side. Shared driveway with private pull in to the rear and parking for several cars and a detached double garage 5.96m x 5.6m. Courtyard area with useful outbuilding and opening to lovely walled gardens laid principally to lawns with mature shrubs and offering a high degree of privacy.

Services

Mains electricity, water, sewage. Oil central heating.

Council Tax

Rutland District Council Tax Band E

Agents notes

The property is freehold with no chain. The property is Grade II Listed, along with the wall and is within the conservation Area. 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.

Communications

According to Ofcom: Ultrafast Full Fibre is available

According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

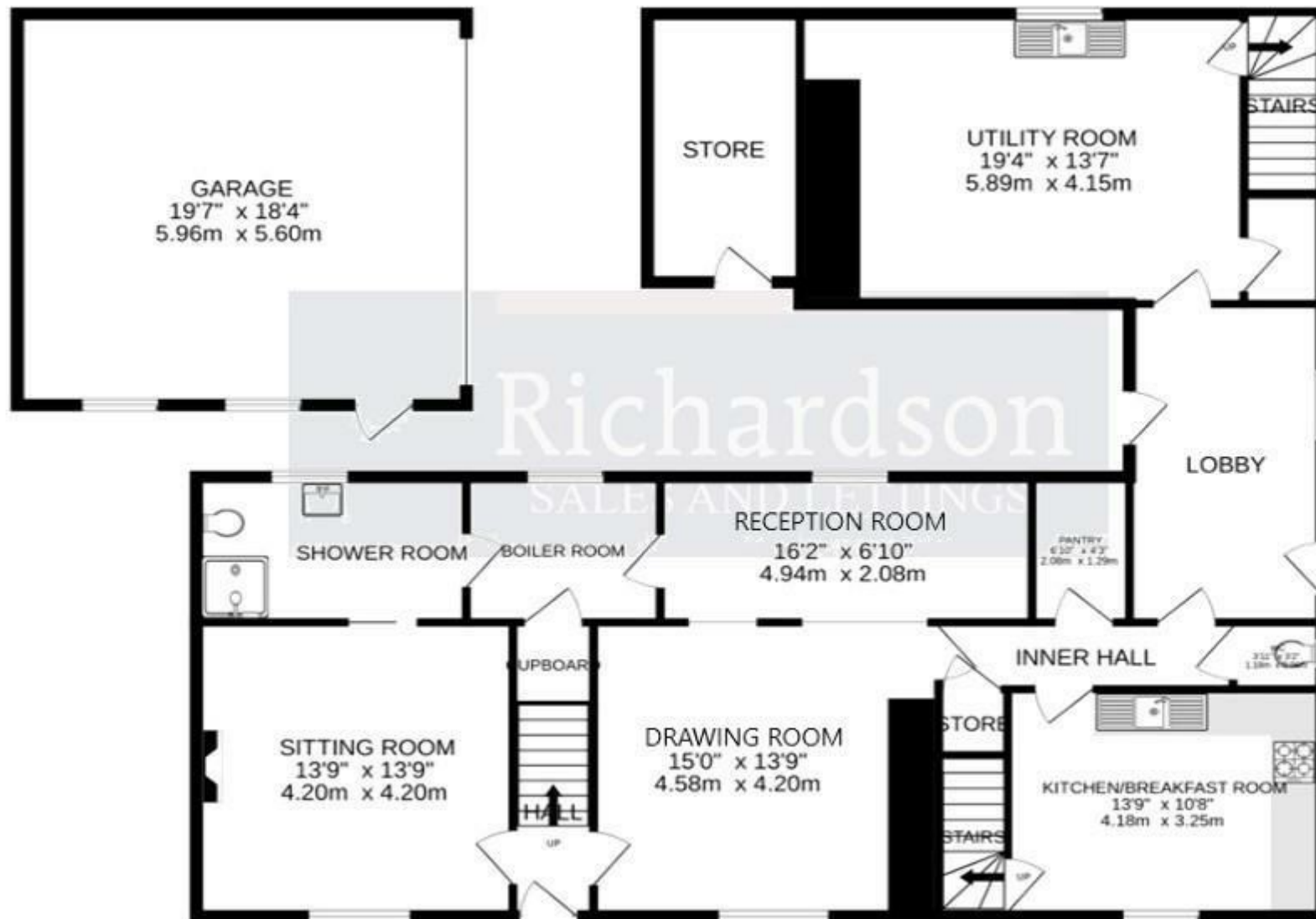
Viewing

By telephone appointment with Richardson.
post@richardsonsurveyors.co.uk

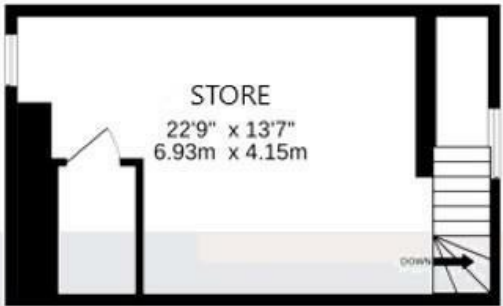




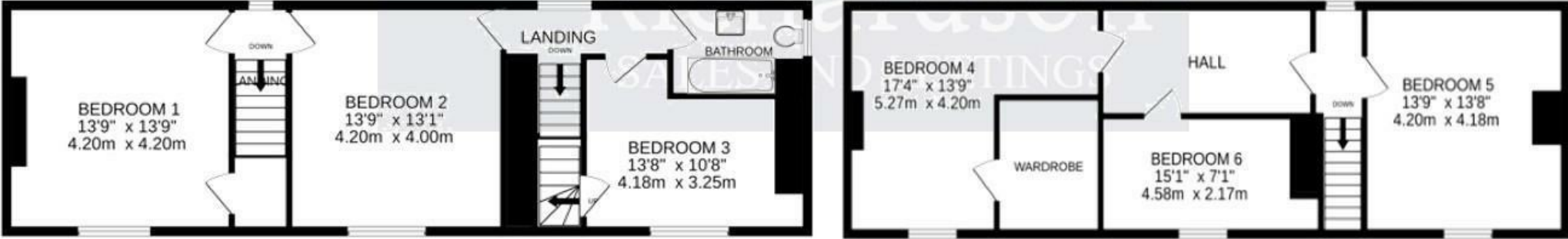
GROUND FLOOR
1783 sq.ft. (165.7 sq.m.) approx.



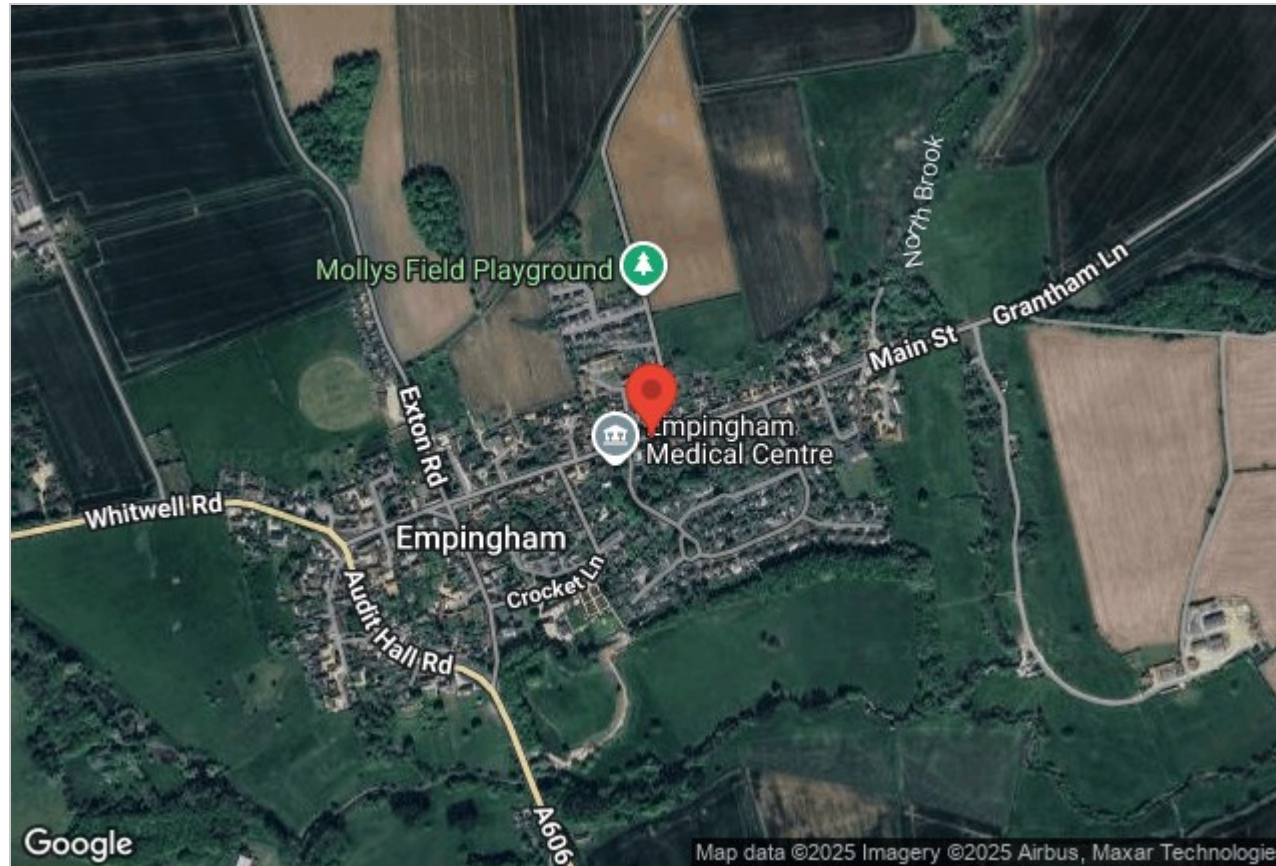
1ST FLOOR
927 sq.ft. (86.1 sq.m.) approx.



2ND FLOOR
660 sq.ft. (61.3 sq.m.) approx



TOTAL FLOOR AREA : 3370 sq.ft. (313.1 sq.m.) approx.



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

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

www.richardsonstateagents.co.uk

01780 762433