



BEECH HOUSE

Whitwell Road, Empingham, LE15 8PX



BEECH HOUSE

Whitwell Road, Empingham, LE15 8PX

An impressive stone built home situated in this much sought after Rutland village which is almost equidistant from the pretty market towns of Stamford and Oakham. With very easy access to Rutland Water, this fabulous home offers the perfect place to enjoy numerous outdoor activities right on the doorstep.

The property was built approximately 9 years ago and offers extensive accommodation which is arranged over two floors.

STEP INSIDE

Stepping through the wide entrance door into a large reception hall, the sense of space and light is immediately apparent. The neutral décor is complemented by the mellow oak doors and staircase which sits harmoniously against the contemporary floor tiles.

The general flow of space has been well considered with the main living areas radiating from this central hallway.

To the left, beyond the home office and cloak room double doors open to a lovely sitting room which features a beautiful carved stone fire place housing a cosy wood burning stove. The room is dual aspect with a deep bay window complete with a window seat overlooking the front aspect of the home, while to the rear, a large window takes in peaceful views over the attractive rear garden.





On the opposite side of the hallway is a formal dining room which again features a lovely bay window overlooking the front elevation. The room is very generous in size and offers the perfect place to comfortably seat large parties of guests, no matter the occasion.

Beyond the staircase we enter a fabulous kitchen which offers a vast range of wall and floor standing cabinets over which granite work surfaces provide plenty of prep space.

High quality Neff integrated appliances are numerous and will keep even the most enthusiastic cooks satisfied!

French doors open to the rear garden allowing the outside in, while further double doors connect to a lovely family room which features a semi vaulted ceiling and French doors on to the rear garden.

From a practical perspective, a large utility room is also accessed directly from the kitchen and has further storage and room for white goods.

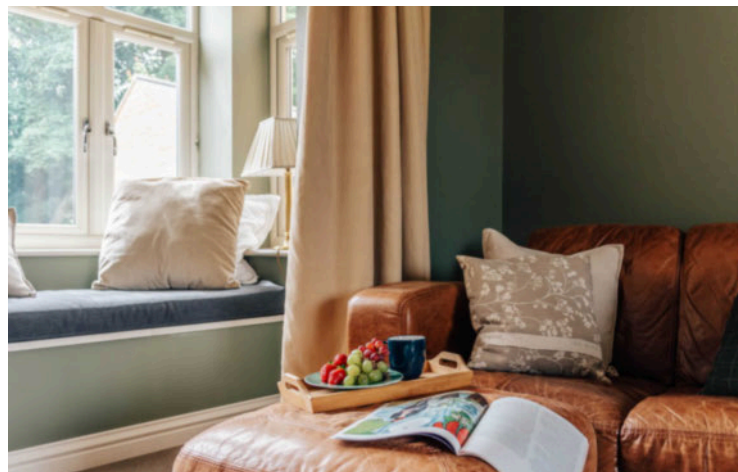
The gas central heating boiler is located here too, and a handy door leads to the outside space allowing perfect access for muddy shoes and muddy paws!

AND SO TO BED...

From the hallway, ascending the bespoke oak staircase to a large galleried landing, the sense of light and space continues. There are a total of five generous bedrooms which are serviced by four bathrooms.

The principal bedroom is very large with windows across three aspects. The suite has a large shower enclosure, a wash hand basin, loo and a towel rail.

The guest room is dual aspect with a pretty Juliet balcony overlooking the rear garden. A large in built wardrobe provides ample storage and the generous en suite bathroom is well appointed with a shower,





loo, basin and towel rail.

The third bedroom also has a lovely en suite shower room, while bedrooms four and five share a large family bathroom which has a panelled bath tub, separate shower enclosure, a wash hand basin, loo and a heated towel rail.

OUTSIDE

To the front of the plot, smart estate style fencing borders the block paved driveway which is flanked by neat lawn.

The central driveway leads to a large parking area with room for at least five vehicles plus a detached stone garage complete with electrically operated door. A stone pathway leads around either side of the property to the rear gardens.

To the rear the lower garden has a large lawn area plus a generous seating area for relaxing and for outdoor entertaining.

A stone retaining wall with wide timber steps lead to a further tiered garden space which has lovely views across open pastureland.

LOCATION

Empingham is a charming village with easy access to both Stamford and Oakham.

Within the village itself there is a primary school, St Peter's Church, various clubs and groups as well as a GP surgery and pharmacy, a village shop and a pub.

Moments away is Rutland water, which offers an extensive array of outdoor activities from sailing and fishing, to wonderful walks and cycle rides, along with a Beach and an Inflatable Aqua park.



SERVICES

Gas, electricity water and drainage are understood to be connected.

The property has gas fired central heating (none tested by the agent).

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



LOCAL AUTHORITY

Rutland County Council

Council Tax Band - G

TENURE

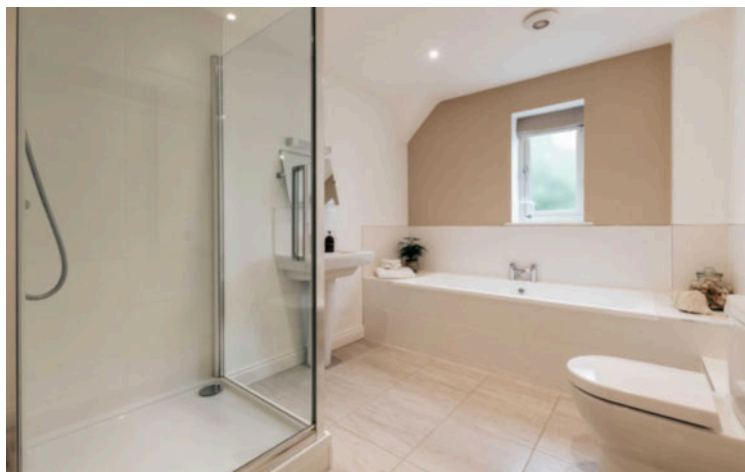
Freehold

VIEWING

Strictly by appointment through the agent, Digby and Finch (Stamford Office), Telephone: 01780 758 090.

PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



POSSESSION

Vacant possession upon completion.





EPC RATING

Current – 84/B

Potential – 88/B



Digby & Finch

8 St Mary's Hill, Stamford, PE9 2DP

Telephone: 01780 758 090

stamford@digbyandfinch.com

digbyandfinch.com

3 Whitwell Road Empingham, LE15 8PX

Approximate Gross Internal Area = 287.1 sq m / 3090 sq ft
 Garage = 26.2 sq m / 282 sq ft
 Total = 313.3 sq m / 3372 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Through-the-lens.co.uk © 2024.

Disclaimer: Digby and Finch Ltd for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Digby and Finch Ltd or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Digby and Finch Ltd or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. © Copyright Digby and Finch Registered Office: Digby & Finch Limited, 12 Main Road, Radcliffe-on-Trent, Nottingham, NG12 2FH Registered in England & Wales Company Number: 10063270