

# WHEELWRIGHT BARN

EMPINGHAM





## EMPINGHAM'S HIDDEN GEM

Tucked away along the picturesque and peaceful Crocket Lane in the tranquil Rutland village of Empingham, discover sanctuary and seclusion, at Wheelwright Barn; a haven for modern living, replete with its own one-bedroom annexe.

Originally built in the 1850s, before being later re-modelled, Wheelwright Barn, nestled on nearly half an acre, is a home reborn; respectfully renovated and extended by its current owners and peacefully situated in a conservation area.

Pull through the private gated entrance, and along the driveway leading to a distinguished turning circle, at the centre of which a mature tree stands sentinel. Along the edges of the large lawn, which features a working well, subtle lighting illuminates your approach by night. Mature trees provide an additional buffer of privacy from the wider world.

Plenty of parking is available on the driveway, alongside a large double garage.

## A WARM WELCOME

Light streams through the glass windows and doors of the atrium entrance, an open space with high vaulted ceiling, in addition to exposed stone to the walls and stone flooring underfoot, warmed by underfloor heating which runs throughout most of the home.





## SAVOUR THE MOMENT

On the left, step immediately into the sociable heart of the home; the open plan kitchen dining room.

Patio doors, opening to a porcelain tiled sun terrace, invite light in, providing instant access to the outdoors for al fresco summer dining.

Floor to ceiling handleless soft grey cabinetry provides endless storage in the German-make kitchen, with a host of integrated appliances including two fridges, pull out pantry cupboard, wine cooler, coffee machine, double ovens with plate warmers, Neff induction hob, dishwasher and hot water tap.

Stylish pendant lighting casts a glow onto the living edge solid wood breakfast bar. Opening up from here, follow the easy flow through to the dining area. A modern addition by the current owners, this area is saturated with light from the roof lantern above and doors opening out to the garden.

Also located on the ground floor is a spacious cloakroom.





## THE ESSENCE OF VERSATILITY

To the right of the entrance, enter the main living area, where light streams in through windows to front and rear. A modern sitting room, where earthy, natural tones harmonise with the verdant surroundings, a contemporary glass-fronted gas fire instils warmth from within the feature wall.

An expansive family room, patio doors open to both sides to bring this room in complete harmony with the outdoors.

A glass door opens to the family room, with drop-down projector screen, awash with light from blind-fitted bifolding doors, which open to the garden to blur boundaries between the indoors and out.

A versatile home, with fantastic flexibility, a host of reception and bedrooms lend themselves to a variety of functions; including the family room, which could serve as gym or as an accessible ground floor bedroom, with access to a fantastic wet room en suite with sauna.



Follow the easy flow of the home along, through from the main sitting room, sneaking a peek at the built-in storage en route to the spacious laundry room with sink, storage cupboards and plumbing for washer and dryer.

From here there is access to both front and rear gardens, alongside internal access through to the impressive integral garage.





# HIDDEN HAVEN

Retracing your steps back to the main entrance hallway, a glazed oak staircase leads to the first floor where you will discover a handsome room, with vaulted, beam-lined ceiling emanating character. Ideal as a home office or games room, stairs lead up to an attic level, currently used as a cosy snug, with exposed stone walls and incredible beam bedecked ceilings. Admire the far-reaching views out over the countryside.

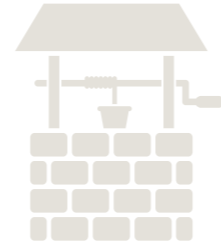


# RESTFUL RETREATS

From here, two steps lead down to the first-floor landing, where to the right two spacious double bedrooms served by air conditioning and en suite bathrooms await.







Continue along the landing to arrive at the sequestered principal suite. A lofty and light-filled sanctuary, the impressive double height ceiling is saturated by light courtesy of the full height windows and French doors, opening to a Juliet balcony and framing views out over the garden.

A wall of fitted wardrobes provides plenty of storage, whilst the large en suite invites relaxation, furnished with a bathtub, separate walk-in wet room shower, double wash basin, bidet and lavatory.



### ANNEXE LIVING

Above the garage, extra accommodation can be found in the one-bedroom annexe. Open plan, with living-dining, self-contained kitchen, bedroom and shower room, this annexe is ideal for multigenerational living, and could also serve well as a games room with separate office.



## PRIVATE OASIS

Indian stone paving provides a perfect patio area for barbecues and al fresco dining, directly accessed from the home and wrapping around the building.

Steps lead up to the large, flat lawn, edged in mature borders and fringed in mature trees.

Private, peaceful and enclosed, to the rear of the garden there is a large shed for storage, with a further area of garden tucked behind a stone wall, with a further shed hidden away.



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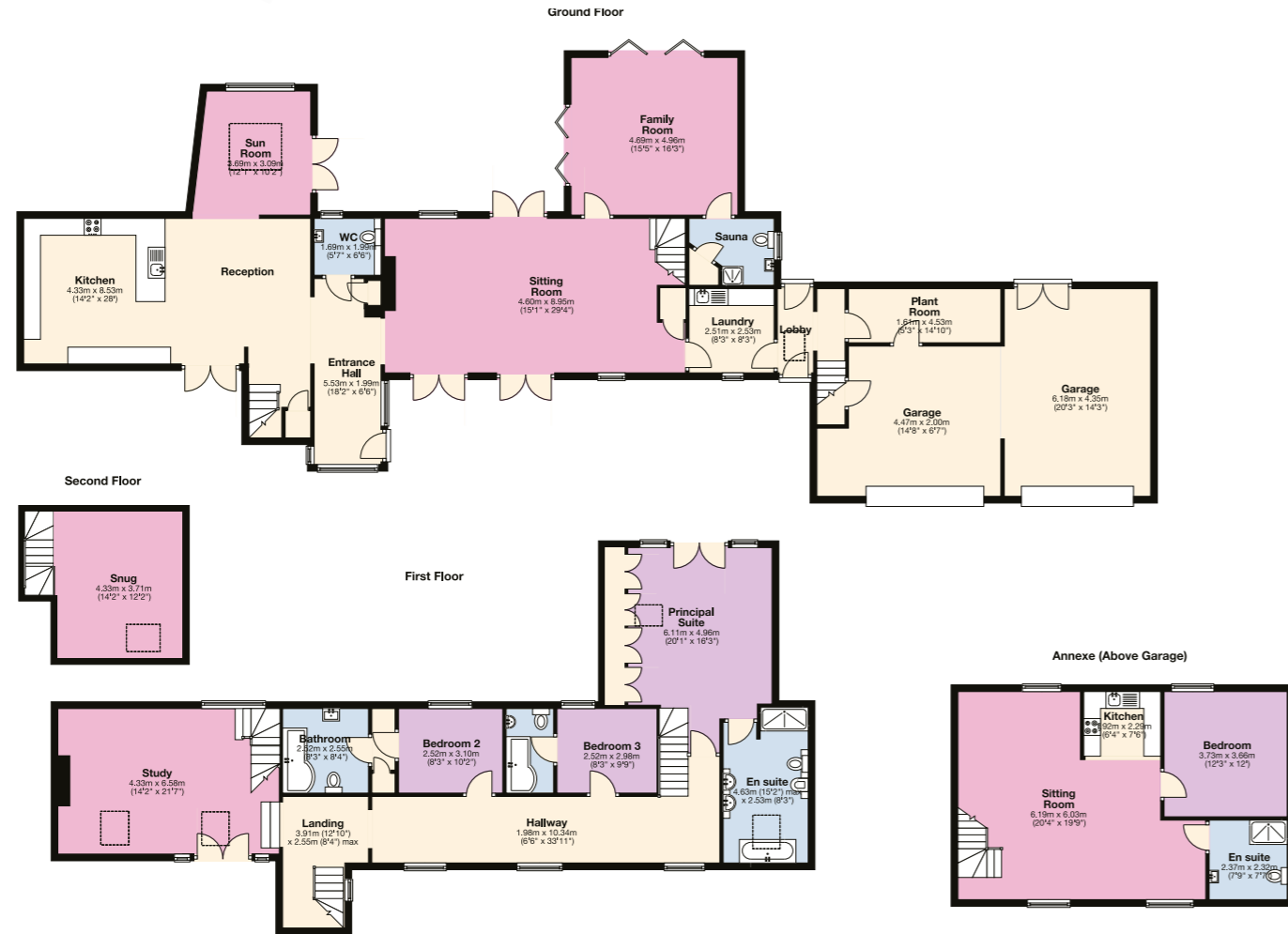
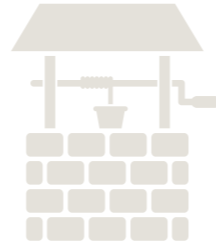


## THE FINER DETAILS

- Freehold
- Detached
- Original build c.1859, fully refurbished and extended 2018
- Conservation area
- Plot approx. 0.45 acre
- Gas central heating
- Air conditioning in all first floor rooms
- Underfloor heating in dining area
- Mains electricity, water and sewage
- Rutland County Council, tax band G
- EPC rating C



Ground Floor: approx. 210.7 sq. metres (2267.5 sq. feet)  
 First Floor: approx. 127.6 sq. metres (1373.7 sq. feet)  
 Second Floor: approx. 18.4 sq. metres (198.0 sq. feet)  
 Annexe (Above Garage): approx. 60.6 sq. metres (652.2 sq. feet)  
 Total area: approx. 417.3 sq. metres (4491.4 sq. feet)



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## OUT AND ABOUT

Wheelwright Barn sits amidst the gentle hum of nature and the timeless rhythm of village life, with plenty to experience and explore nearby.

Stroll along Empingham's country lanes and pay a visit to the beautiful St Peter's Church. Community spirit is in abundance in this friendly village, which regularly hosts Open Garden events, church fund raisers, concerts and celebrations.

Within easy reach of Rutland Water, while away an afternoon studying the diverse wildlife and enjoying scenic views. Families can also take advantage of the opportunities for sailing, kayaking, and fishing, or hop on a bike to navigate their way along the Rutland Water Cycling Trail.

Secluded, without being isolated, Empingham offers easy access to major road networks, including the A606 and A1, which in turn offer connections to nearby towns and cities of Stamford, Oakham, and Leicester, brimming with shops, boutiques, bars, cinemas, restaurants and schools.

Nearby railway stations include Stamford and Oakham, providing regular train services to destinations including Peterborough, Leicester, and Birmingham, allowing you to remain connected, whilst soaking up the delights of rural living, from the comfort and convenience of Wheelwright Barn.

## LOCAL DISTANCES

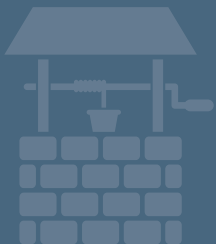
- Stamford 5.5 miles (10 minutes)
- Oakham 6 miles (10 minutes)
- Peterborough 19 miles (26 minutes)
- Oundle 20 miles (30 minutes)
- Leicester 28 miles (50 minutes)







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