

TOLL COTTAGE

EMPINGHAM





Sitting on the cusp of Rutland Water in the popular village of Empingham, Toll Cottage is a cleverly renovated and extended home offering spacious, modern living. Built to the highest specifications, Toll Cottage features four double bedrooms, each with a luxurious en suite, ensuring comfort and privacy for the whole family.

CONTEMPORARY LIVING

Pull onto the large gravel driveway which offers ample parking, or make use of the detached garage ahead. Laurel hedging to the front offers privacy and seclusion. A handsome, oak-framed porch welcomes you home, and stepping inside the light-filled hallway, recently laid parquet flooring underfoot, freshly decorated walls and oak doors sets the tone for the rest of this stylish home.

CULINARY DELIGHTS

A celebration of light and space, the stylish, modern kitchen dining room is the heart of the home. This sleek, contemporary space is equipped with Siemens appliances, including an induction hob, coffee machine, fridge, freezer, ovens and warming drawers. Glossy white cabinetry and sparkling 'Volga Blue Granite' worktops complement the oak breakfast bar, a spot friends and family will naturally gather as meals are prepared, allowing you to stay connected.

Flowing effortlessly on, the kitchen opens into a dining and snug area. In the warmer summer months, cast open the French doors and newly fitted bifolds and step down on the terrace for easy al fresco dining.



What the owners love

“The layout creates a modern vibe with a generous sense of space, yet the home remains cosy and practical.”



PEACEFUL FAMILY MOMENTS

Double oak and glazed doors lead down four steps into the impressive sitting room. With its dramatic high ceiling and newly fitted bifold doors that open the width of the room, the space is filled with natural daylight. In the evenings, curl up with a book to unwind at the end of the day, or enjoy movie nights with the whole family.

Two further reception rooms flow off the sitting room – a well-proportioned home office with broad window overlooking the front of the home, and a sweet room currently used as a craft room.



BOUNTIFUL BEDROOMS

Toll Cottage offers all the private space you and your family deserve with a spectacular bedroom wing. Here, four generously sized double bedrooms, each with their own luxuriously fitted en suites, guarantee there can be no arguments over who gets the best room!



What we love
“Toll Cottage is a beautifully modernized home that seamlessly blends style with comfort, set in one of Rutland’s most desirable villages.”



The principal suite is particularly impressive, featuring newly installed floor to ceiling wardrobes and French doors that lead out onto a raised terrace, ideal for adding a bistro table and chairs to enjoy a peaceful morning coffee. The luxurious en suite bathroom boasts a large bathtub, a spacious shower with a double waterfall feature, and ample vanity space.



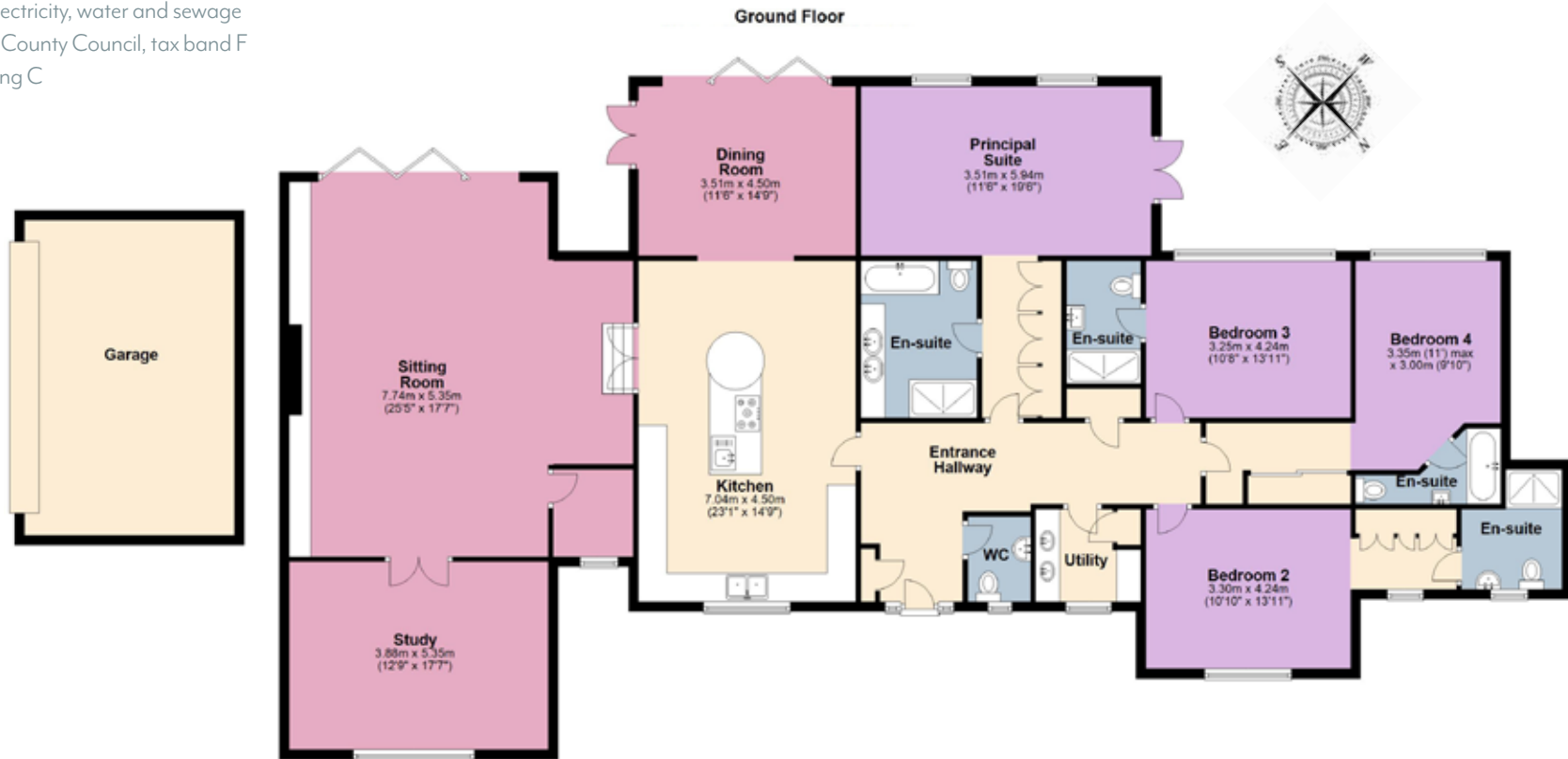
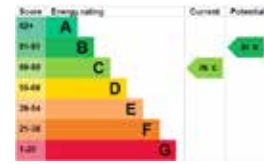
OUTDOOR LIVING

Step outside, and you'll find a beautifully landscaped, southwest-facing garden designed for relaxation and entertaining. The raised terrace area is perfect for adding outdoor seating or even a hot tub, with stunning garden views. Tiled steps lead down to the lawn and a pretty rose arch, which guides you to the side gate and front driveway.

THE FINER DETAILS

Freehold
 Detached
 Originally built in 1950s, extended and modernised in 2013
 Plot approx. 0.29 acres
 Gas central heating
 Underfloor heating
 Mains electricity, water and sewage
 Rutland County Council, tax band F
 EPC rating C

Total area: approx. 245.7 sq. metres (2644.7 sq. feet)



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IN THE VILLAGE

Community spirit is in abundance in the friendly village of Empingham, a place which regularly hosts Open Garden events, church fundraisers, concerts and celebrations.

Head to the village cricket club and catch the sport or perfect your swing at one of the local golf courses, including Luffenham Heath, Rutland Water, Burghley Park Golf Club, and Woolfox Golf and Country Club. Pick up your essentials from 'Barbara's Village Store' and register with the village doctors' surgery, which has its own dispensary.

There is a primary school in the village with secondary and independent schooling available in nearby Stamford and Oakham. Explore the walks on your doorstep, or head to Rutland Water and enjoy a stroll by the water; there is always something new to discover nearby.

Commute with ease to London via the Peterborough to Kings Cross direct service, roughly a 45-minute journey. An alternate route from Corby takes you to St. Pancras in a little over an hour.

LOCAL DISTANCES

- Stamford:** 5.3 miles (9 minutes)
- Oakham:** 5.8 miles (9 minutes)
- Uppingham:** 9.6 miles (16 mins)
- Peterborough:** 18.7 miles (24 mins)
- Corby:** 19.8 miles (29 mins)
- Leicester:** 28.2 miles (47 mins)



Toll Cottage, 2 Whitwell Road, Empingham, Rutland LE15 8PX



To view please call the team on
01572 497 070 | team@pelhamjames.co.uk | pelhamjames.co.uk

