



Church Street

Empingham, LE15 8PN

Welcome to this charming period cottage located on Church Street in the popular Rutland Village of Empingham, which is ideally located for both Samford and Oakham. Formerly the village bakery, This Grade II listed property boasts character and history, making it a truly unique find. The property offers any potential buyer a chance to further enhance the generous accommodation on offer to create a stunning family home.

Price Guide £750,000

Church Street

Empingham, LE15 8PN



- Charming Grade II Listed Cottage
- 3 Reception Rooms
- Established Gardens
- Former Village Bakery
- 4 Large Double Bedrooms, 3 Bathrooms
- Garaging & 5 Outbuildings
- Bursting with Character
- Potential Annexe
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

6'6" x 9'7" (1.98m x 2.92m)

Sitting Room

16'11" x 14'6" (5.16m x 4.42m)

Reception Room

12'11" x 20'8" (3.94m x 6.30m)

Inner Hall

9'9" x 4'6" (2.97m x 1.37m)

Pantry

7'1" x 5'10" (2.16m x 1.78m)

Cloakroom

Kitchen/Diner

13'10" x 15'5" (4.22m x 4.70m)

Rear Lobby

Annexe

Living Room

20'0" x 15'1" max (6.10m x 4.60m max)

Kitchen

13'10" x 12'5" (4.22m x 3.78m)

Bedroom 4

13'11" x 12'8" (4.24m x 3.86m)

En Suite

11'9" x 4'4" (3.58m x 1.32m)

Landing

Bedroom 1

14'6" x 13'6" (4.42m x 4.11m)

Bedroom 2

13'10" x 16'6" (4.22m x 5.03m)

En Suite/Family Bathroom

8'11" x 6'9" (2.72m x 2.06m)

Bedroom 3

12'11" x 13'5" (3.94m x 4.09m)

Shower Room

Outbuildings

Store 1

8'10" x 5'7" (2.69m x 1.70m)

Store 2

8'8" x 5'1" (2.64m x 1.55m)

Store 3

8'3" x 10'11" (2.51m x 3.33m)

Stable

12'1" x 11'11" (3.68m x 3.63m)

Workshop

12'3" x 12'2" (3.73m x 3.71m)

Garage 1

13'8" x 12'10" (4.17m x 3.91m)

Garage 2

13'9" x 12'5" (4.19m x 3.78m)



Directions

Please use the following postcode for Sat Nav guidance - LE15 8PN



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 1,425 sq.ft. FLOOR 2 1,123 sq.ft.
 TOTAL : 2,548 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	