









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.

## **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)



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











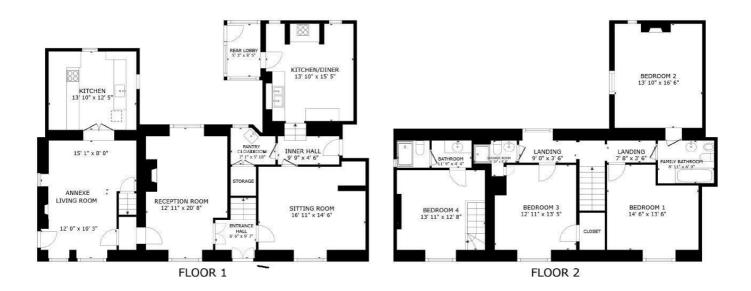








## Floor Plan



GROSS INTERNAL AREA FLOOR 1 1,425 sq.ft. FLOOR 2 1,123 sq.ft. TOTAL: 2,548 sq.ft.

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