



Well Court, Empingham  
Oakham -



**Bedrooms: 4**

**Bathrooms: 2**

**Receptions: 4**

**COMING SOON**

**EMPINGHAM**

A beautifully presented stone barn conversion, tucked away within one of Rutland's most sought-after villages.





## COMING SOON – EMPINGHAM

A beautifully presented stone barn conversion, tucked away within one of Rutland's most sought-after villages.

This charming home offers a wonderful blend of character and contemporary living, with vaulted ceilings, exposed beams and generous proportions throughout. The heart of the home is an impressive open-plan kitchen dining space, perfectly complemented by a light-filled garden room overlooking the grounds.

Externally, the property enjoys a generous and well-maintained garden with open countryside beyond, alongside ample parking and a detached garage.

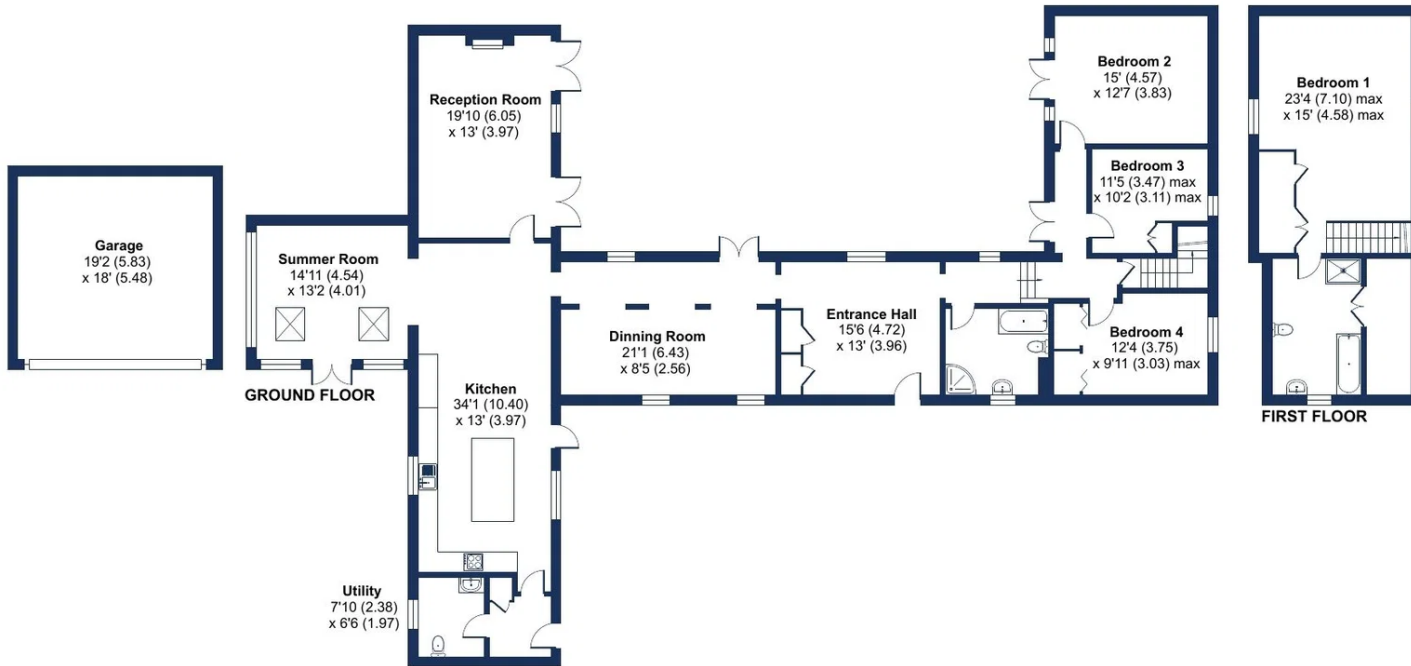


Offering versatile accommodation and a peaceful yet well-connected position close to Rutland Water, Stamford and Oakham, this is a rare opportunity to acquire a home of both charm and scale in a prime village location. Mainline trains to London in just under an hour are available from Peterborough or Grantham trainstation.

Further details available shortly.  
For early interest, please contact the office.

# Well Court, Empingham, Oakham, LE15

Approximate Area = 2758 sq ft / 256.2 sq m  
 Garage = 344 sq ft / 31.9 sq m  
 Total = 3102 sq ft / 288.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Moores Estate Agents. REF: 1439045



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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