

# THE BARN

EMPINGHAM





Honouring its agricultural roots, this former working farm building has been fully renovated and extended in recent years to create a warm and inviting home that now offers a striking balance of heritage and modernity, feeling both grounded and quietly refined – welcome to The Barn.

Sitting in the heart of the village on Main Street, a golden gravel driveway provides plenty of parking, with electric car charging point outside the home. Estate rail fencing guides you to the main entrance, through a charming, sheltered courtyard area where the original red brickwork sits perfectly in tune with the newer stone additions.



## LIGHT-FILLED LIVING

Indoors, the sense of freshness is instantly palpable, with the large and bright kitchen beyond the entrance hallway.

Beneath a high, vaulted ceiling, the family dining kitchen fills up with light. Tall windows and doors open out from both kitchen and dining area to the terrace, where al fresco dining is 'de rigueur' in the summer months. Contemporary in its design, the sleek Silestone island offers a sociable gathering point, incorporating a Bora induction hob with downdraught extractor, alongside integrated AEG appliances including double oven, fridge, freezer and dishwasher. The ceiling lowers as you move into the dining area, creating an intimate feel for hosting family and friends. A broad floor-to-ceiling window offers beautiful views of the garden.





Off the kitchen, the laundry room offers additional storage, while the plant room hosts the machinations for the air source heat pump and underfloor heating.

Framed by oak and glazed doors, the sitting room feels both airy and grounded, with warm oak flooring beneath and the galleried landing above lending height and architectural interest. Light streams

in through the wide expanse of windows and double doors to the courtyard garden, softening the space and inviting the outdoors in.



## SLEEP SOUNDLY

Comfort entreats in every space at The Barn, and the bedrooms are no exception. The first bedroom sits on the ground floor and is fitted with a run of fitted wardrobes and has windows overlooking the courtyard garden. Relax and revive in the family bathroom, where a large, black freestanding bathtub and twin vanity wash basins alongside a wide, walk-in shower create a calm, contemporary space in which to soak and pamper. A separate cloakroom is also available for guests on this lower level.





The staircase, with its glass balustrade and honey-toned wood, leads to two further bedrooms on the first floor, one currently used as a home office. Thoughtfully fitted with built-in wardrobes, they are accompanied by a sleek shower room finished in a clean, contemporary style.





## A TRANQUIL OASIS

Soak up the sunshine on the rear terrace, where doors open effortlessly from the kitchen to create a natural extension of the living space to seek out low maintenance enjoyment outdoors.

Dine in comfort on the sunny terrace or beneath the sheltered verandah to the side of the home, offering a shaded spot on warmer days.

Relax beneath the pergola, tucked into the corner of the lawn; a peaceful place to sit and sip on a drink on a sunny afternoon, or simply admire the landscaped planting, where beds and borders bring colour throughout the seasons.

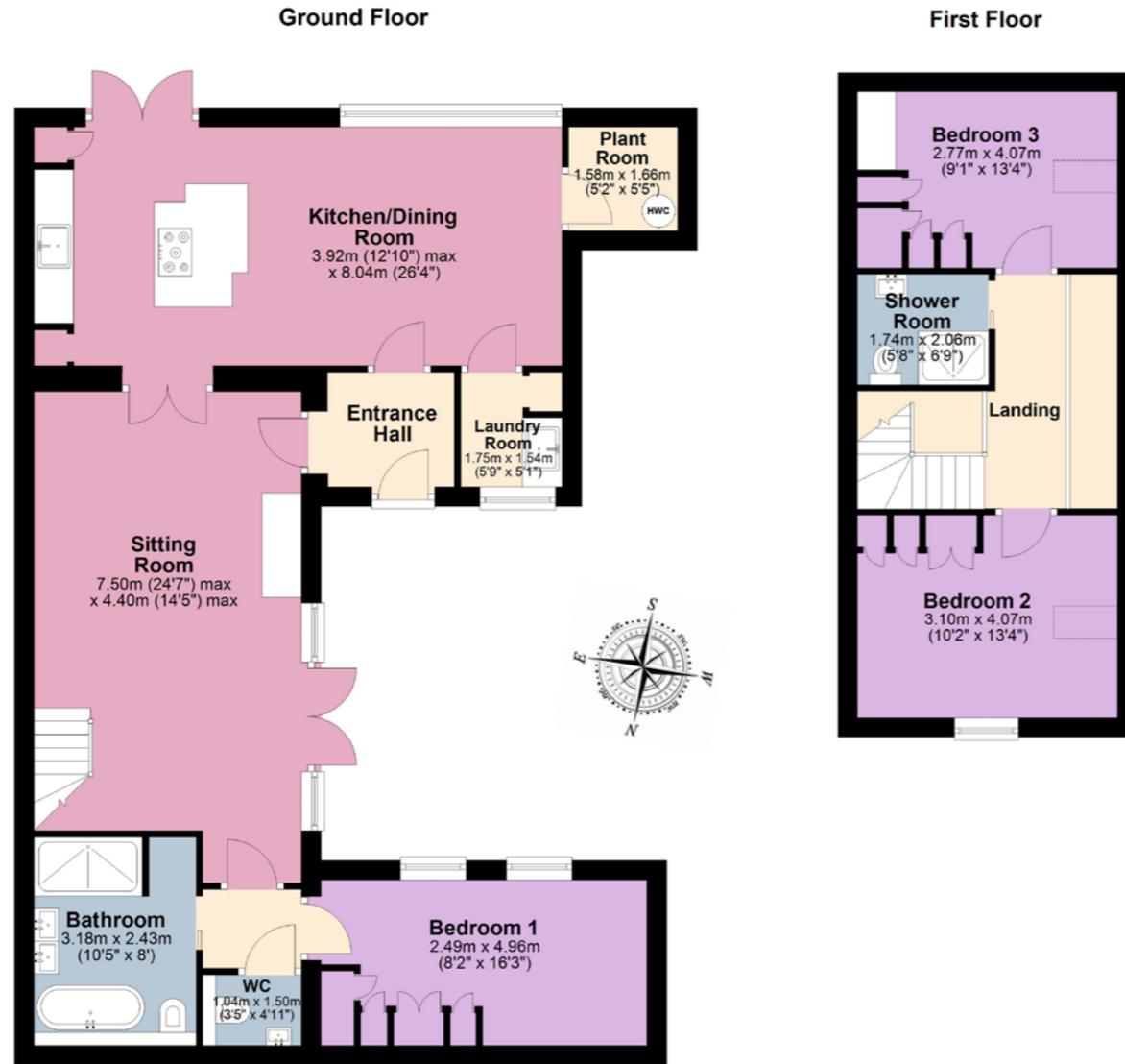
A home for modern living, immaculately maintained yet with nods to its history at every turn, The Barn offers versatile living with a splash of luxury, perfect for entertaining, unwinding and savouring sunny days; both indoors and out.



## THE FINER DETAILS

Freehold  
 Detached  
 Former agricultural barn, converted to residential 2023  
 Conservation area  
 Plot approx. 0.09 acre  
 Air source heating  
 Underfloor heating  
 Solar panels with battery storage  
 Air conditioning  
 Mains electricity, water and sewage  
 EV charging point  
 Rutland County Council, tax band E  
 EPC rating C

Ground Floor: approx. 94.5 sq. metres (1,017.7 sq. feet)  
 First Floor: approx. 39.7 sq. metres (427.2 sq. feet)  
 Total: approx. 134.2 sq. metres (1,444.9 sq. feet)



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## ON YOUR DOORSTEP

Community spirit is in abundance in Empingham, home to the recently opened 'Twisted Trout' pub, and a village which regularly hosts Open Garden events, church fundraisers, concerts and celebrations. Register with the village doctors' surgery just a few doors down from The Barn.

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.

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.

There is a primary school in the village with secondary and independent schooling available in nearby Stamford, Oakham and Uppingham.

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)





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