



South View Farmhouse, 6 Main Street  
Empingham, LE15 8PS

**Offers Over £1,300,000**

Richardson

Standing in a site of roughly 0.75 acres is a well presented property including a detached stone house with sitting room, dining room kitchen/breakfast room, snug, utility room, downstairs shower room, 4 bedrooms, spacious bathroom and courtyard garden. Parking is available in a three bay red brick and tile open fronted car port. Outside there is a substantial stone and tile barn with a red brick and tile range to the rear of this. At the rear of these barns is a grass paddock.

#### LOCATION

The village of Empingham is set in the beautiful undulating countryside located midway between the historic market towns of Stamford and Oakham, approximately five miles to the west of the A1. The main rail link to London Kings Cross is provided by nearby Peterborough as well as good cross country services from Stamford and Oakham.

The surrounding towns offer a fine selection of primary and secondary schools including the renowned public schools of Oakham, Uppingham and Stamford. The area also has excellent shopping facilities and a wide range of sporting and leisure activities.

#### DESCRIPTION

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#### PRE-APPLICATION ADVICE

Pre-application advice has been obtained from Rutland County Council who have indicated that they would support the conversion of the stone and brick barns into one dwelling and in addition support the development of a single storey dwelling within the paddock. Both of these dwellings would be accessed from Main Street, Empingham.

For more information on the pre-application advice, please contact Richardson who will be happy to forward on the relevant documents.

#### COMMUNICATIONS

Superfast Broadband is available to the property according to Ofcom. Mobile availability via 02, EE, Three & Vodafone is available at the property according to Ofcom.

#### COUNCIL TAX

We understand from the Valuation Office Agency website that the property is in Council Tax Band F.

#### METHOD OF SALE

The property is for sale by Private Treaty with Vacant Possession.





#### **HISTORIC DESIGNATION**

We understand that the land is not affected or restricted by any Ancient Monument Designation.

#### **WAYLEAVES, EASEMENTS & RIGHTS OF WAY**

The land is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not.

#### **ACCESS**

Access to the property is taken directly from Main Street, Empingham.

#### **BOUNDARIES**

The successful purchaser shall be deemed to have full knowledge of all boundary responsibilities and neither the vendors nor their agents will be responsible for finding the ownership of said boundaries.

#### **SERVICES**

The site is serviced by mains water, electricity and sewerage. Heating is through an oil boiler.

#### **TENURE & POSSESSION**

The property is offered for sale Freehold, with the benefit of Vacant Possession.

#### **LOCAL AUTHORITY**

The property is located in the administrative boundaries of Rutland County Council.

#### **VIEWINGS**

Viewings are strictly by appointment with Richardson Surveyors.

#### **HEALTH & SAFETY**

Please be as vigilant as possible when making your inspection. Please observe any specific signage of the property.

#### **PLANS & AREAS**

The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.

#### **FURTHER INFORMATION**

For further information please contact Jamie Richardson on his direct line on 01780 761651 or [jrichardson@richardsonsurveyors.co.uk](mailto:jrichardson@richardsonsurveyors.co.uk) or Charles Richardson on his direct line on 01780 758008 or [crichardson@richardsonsurveyors.co.uk](mailto:crichardson@richardsonsurveyors.co.uk)

#### **VAT**

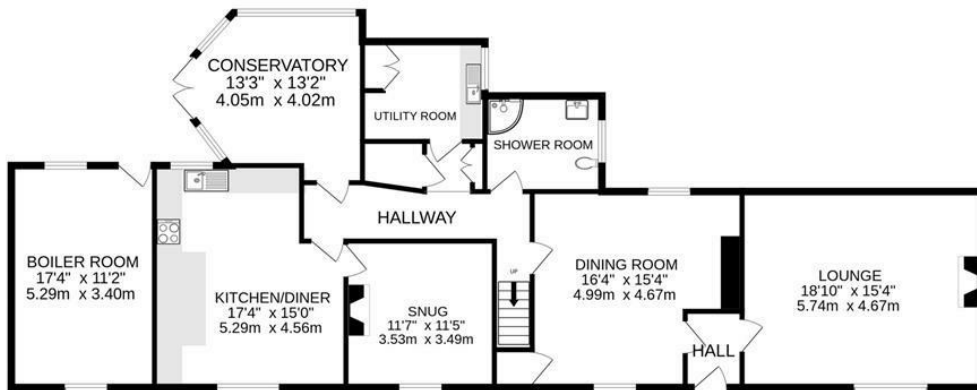
Guide prices provided are exclusive of VAT. In the event that the sale of the property, or any part or right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

#### **AGENTS NOTES**

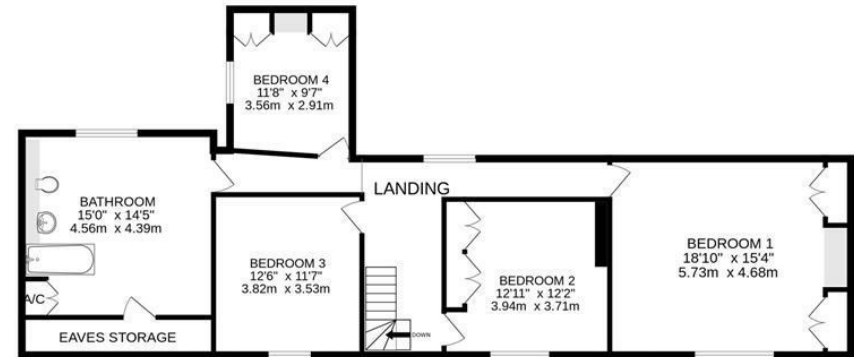
Under the Estate Agents Act of 1979, we hereby give notice that a Partner of Richardson is an executor of the property.



GROUND FLOOR  
1523 sq.ft. (141.5 sq.m.) approx.



1ST FLOOR  
1131 sq.ft. (105.0 sq.m.) approx.



TOTAL FLOOR AREA : 2654 sq.ft. (246.6 sq.m.) approx.

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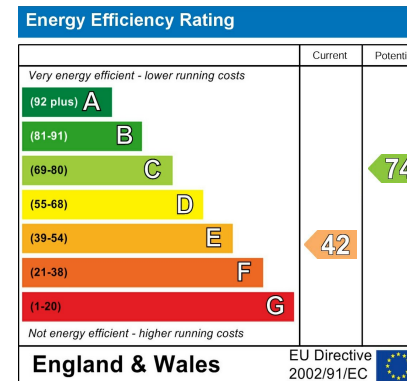
Plan



Area Map



Energy Efficiency Graph



**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB**

[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

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