



Regent Cottage, 3 Audit Hall Road, Empingham, Rutland, LE15 8PH
Guide Price £595,000



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Tenure: Freehold

Council Tax Band: E (Rutland County Council)



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Picture-postcard Grade II Listed thatched cottage offering tastefully appointed, flexible accommodation with 3 Reception Rooms, country Kitchen, 4 Bedrooms and 2 Bath/Shower Rooms situated in a highly sought-after Rutland Water village.

The property is available with NO CHAIN.



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Regent Cottage dates back to C18 with later extensions and is built of coursed rubble stone with quoins and thatch roof with stone and brick ridge and end stacks.

The property was rethatched in 2020 and offers sympathetically maintained accommodation which seamlessly combines abundant character and modern conveniences. Featuring oak ceiling beams, fireplaces, panelled and ledge-and-brace doors, the interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Dining Room with fireplace, Sitting Room, Snug with open fireplace, Shower Room, shaker-style Breakfast Kitchen with range-style cooker and fireplace, Inner Lobby, Bedroom Two, Bedroom Four, Bathroom; FIRST FLOOR: Bedroom One, Bedroom Three.

OUTSIDE: To the front of the property, there is an enclosed garden with timber-gated driveway, Double Garage, detached stone Outbuilding and south-facing garden with seating areas and lawn. To the rear, there is a private courtyard.

Earlier viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

Porch

Thatched porch with traditional wooden part-glazed front door leading to:

Dining Room 5.51m x 3.91m (18'1" x 12'10")

Feature fireplace* with raised stone hearth and oak lintel, radiator, ceiling beams, stairs leading to first floor, understairs storage cupboard, window to front, doors to Breakfast Kitchen and Study, access to Sitting Room.

*We are informed that the fireplace retains a working chimney.

Sitting Room 3.86m x 3.66m (12'8" x 12'")

Radiator, ceiling beam, wall-light points, dual-aspect windows to front and rear.

Snug 3.66m x 2.84m (12'0" x 9'4")

Victorian cast-iron open fireplace with raised brick hearth housing dog grate, radiator, exposed ceiling beams, window with deep sill overlooking front garden, door to Shower Room.

Shower Room 2.46m x 1.73m (8'1" x 5'8")

Contemporary white suite comprising low-level WC and rectangular hand basin with mixer tap and vanity cupboard beneath, shower cubicle with Triton shower, tiled walls, tiled floor, ladder-style towel rail, window to rear.

Breakfast Kitchen 4.83m x 4.14m (15'10" x 13'7")

A charming, spacious country kitchen equipped with

a range of good quality units incorporating heritage oak work surfaces with metro tiles to splashbacks, Butler sink with mixer tap, shaker-style base cupboards and drawers, matching wall cupboards and island with oak top and further storage beneath.

Included in the sale is Smeg range-style gas cooker with stainless steel extractor hood above. Space for upright fridge-freezer, space and plumbing for washing machine.

Decorative fireplace with brick surround, stone hearth and oak mantel, beautiful polished oak parquet floor, ceiling beams, external door and window to courtyard, external French doors to side, access to Inner Lobby.

Inner Lobby

Built-in cupboard housing hot water cylinder, Velux window, steps up to the bedroom and bathroom wing of the ground floor.

Bedroom Two 3.84m x 2.54m (12'7" x 8'4")

Radiator, exposed roof trusses, two windows to courtyard garden.

Bedroom Four 3.43m max x 2.54m max (11'3" max x 8'4" max)

Radiator, exposed roof trusses, window to side, two Velux windows.

Bathroom 2.46m x 1.60m (8'1" x 5'3")

Refitted with contemporary white suite comprising

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'P'-shaped bath with Bristan shower above and glass shower screen, low-level WC and wall-mounted vanity hand basin with mixer tap and storage beneath. Tiled walls, feature tiled floor, chrome heated towel rail, radiator, shaver point, window to courtyard garden.

FIRST FLOOR

Landing

Bedroom One 4.72m max x 3.78m max (15'6" max x 12'5" max)

Built-in storage cupboard, radiator, loft access hatch, window overlooking front garden.

Bedroom Three 3.81m x 2.90m (12'6" x 9'6")

Radiator, window overlooking front garden.

OUTSIDE

Detached Double Garage 5.54m x 5.44m (18'2" x 17'10")

(used as Home Office by the current owners in the past)

Light and power, heating, two sets of traditional double doors to front, window and personnel door to side.

Detached Outbuilding 2.06m x 1.30m (6'9" x 4'3")

Stone-built construction under thatched roof, with window and external half-glazed double doors to front garden.

Gardens

The property is accessed via timber double gates which lead to the gravel area of off-road parking for several vehicles and Double Garage beyond.

Immediately to the front of the property there is a south-facing garden which has been arranged to include large paved patio, adjoining lawn with colourful borders and an attractive detached Outbuilding.

A gravel pathway flanked by well-stocked borders to the side of the cottage links front and rear of the property.

To the rear of the property, there is a private courtyard garden accessed from the house off Kitchen.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor and in-home
O2 - good outdoor, variable in-home
Three - good outdoor and in-home
Vodafone - good outdoor, variable in-home
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

EMPINGHAM

Empingham is a delightful village, situated midway between Stamford and Oakham. It has many facilities including a junior school, doctor's surgery, two churches, a pub together with cricket and bowls clubs. The village shop too offers a wide variety of goods including a newspaper service.

There is a bus service to Oakham and Stamford where there is a good range of shops and market catering for most needs.

Schools in the area, in addition to the school in the village, for older children the bus collects them for Casterton College or there are private schools in Oakham, Uppingham and Stamford.

For commuters Empingham is ideally positioned with good traveling by car to a number of centres including Peterborough, where there is a frequent train service to London, Kings Cross (50 mins), Kettering, Corby, Leicester, Nottingham, Grantham and Melton Mowbray.

Within the area are a number of sporting facilities including golf, football, rugby, tennis etc. Rutland Water too is close by where one can enjoy sailing, windsurfing or a walk around the lake.

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COUNCIL TAX

Band E
Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property 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.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is

given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.











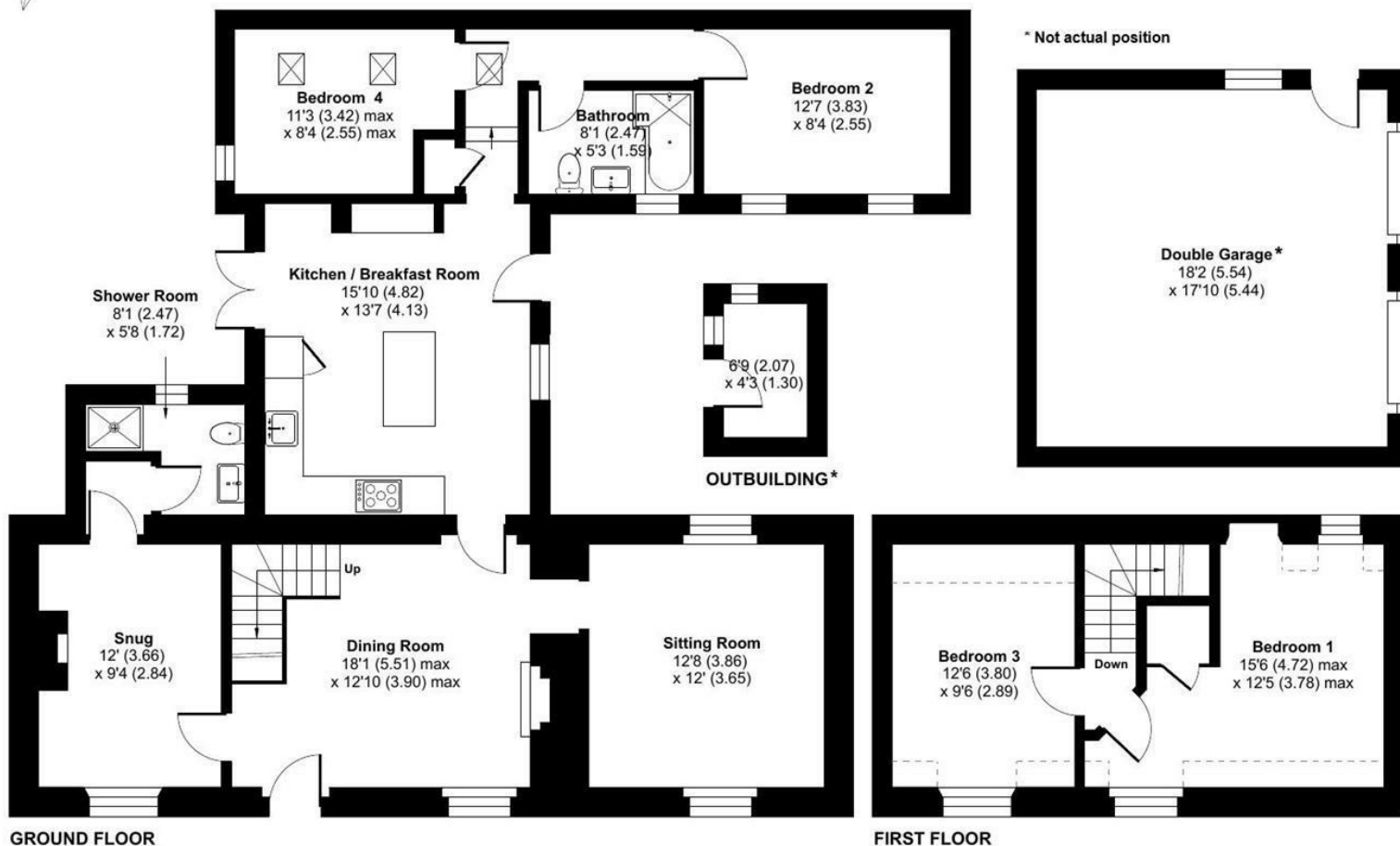


Approximate Area = 1367 sq ft / 126.9 sq m
Limited Use Area(s) = 45 sq ft / 4.1 sq m
Double Garage = 324 sq ft / 30.1 sq m
Outbuilding = 29 sq ft / 2.6 sq m
Total = 1765 sq ft / 163.7 sq m

For identification only - Not to scale

Denotes restricted
head height

* Not actual position



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Murray Chartered Surveyors and Estate Agents. REF: 1477853. © nichecom 2026.



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