



nest
ESTATES



Mill Lane, Empingham

Oakham, LE15 8QE

£735,000

SUMMARY

- Newly Renovated & Extended Three Bedroom Semi Detached Cottage & Additional lane With Planning Permission
- Open Plan Kitchen Dining Space With Sky Lantern & Quartz Worktops
- Utility Room
- Downstairs Shower Room & Upstairs Four Piece Family Bathroom Suite
- Large Living Room
- Gated Access, Outbuilding & Off Road Parking
- Rood Terrace With Amazing Views & Courtyard Garden Space









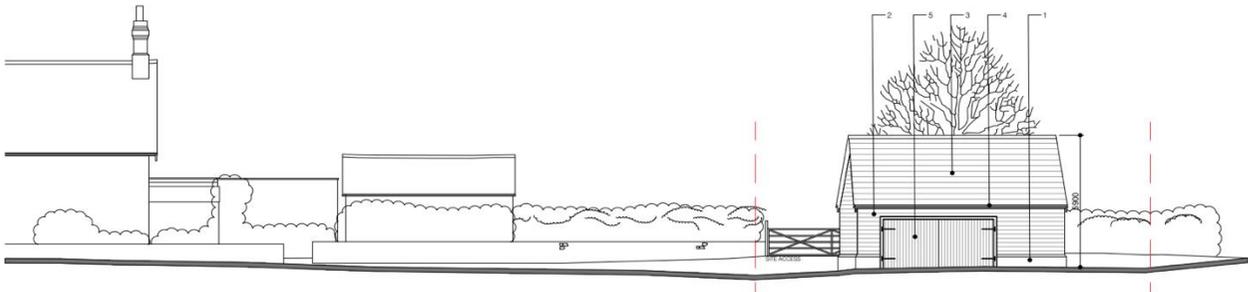






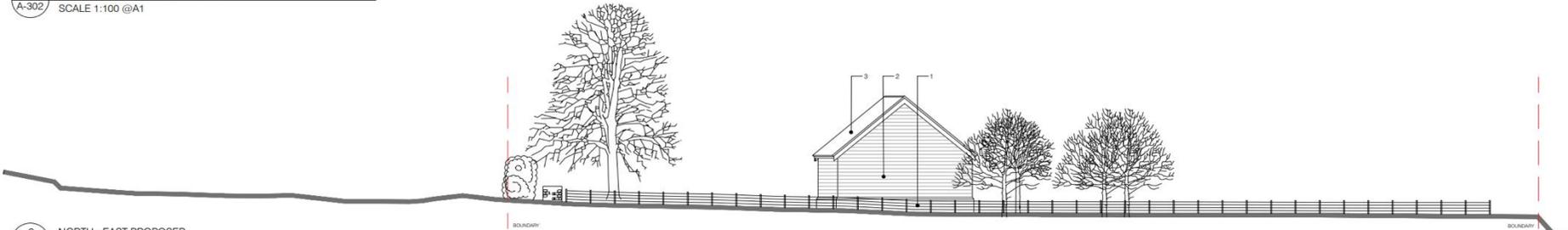


Elevations for the planning passed – Triple garage with room above...

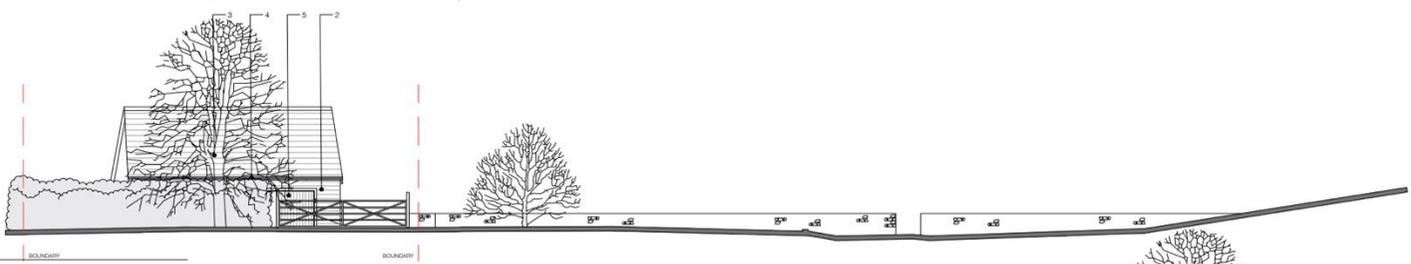


- KEY
- 1. BRICK PLINTH
 - 2. HORIZONTAL TIMBER CLADDING
 - 3. RED CONCRETE PLAIN TILES
 - 4. BLACK RAINWATER GOODS
 - 5. TIMBER BARN DOORS
 - 6. HAYLOFT ACCESS HATCH

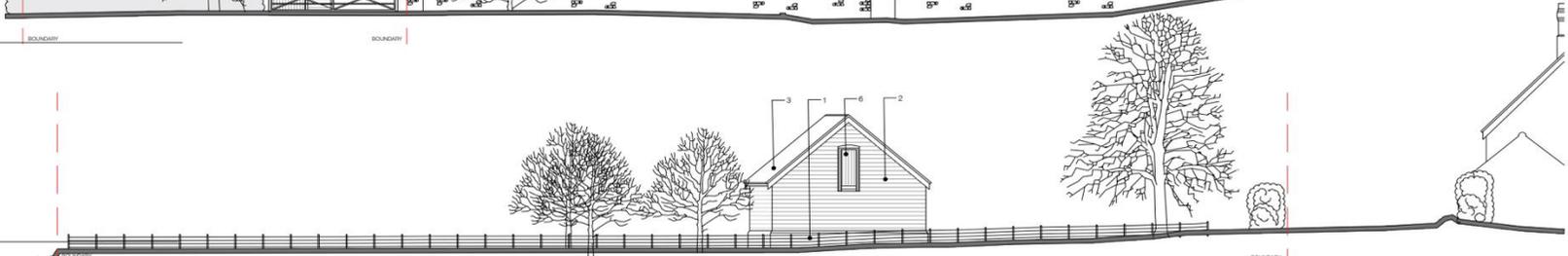
1 SOUTH - WEST ELEVATION PROPOSED
A-302 SCALE 1:100 @A1



2 NORTH - EAST PROPOSED
A-302 SCALE 1:100 @A1



3 NORTH - WEST PROPOSED
A-302 SCALE 1:100 @A1



4 SOUTH - EAST PROPOSED
A-302 SCALE 1:100 @A1

revisions
REV X XXXXXX - MINOR AMENDMENTS

key	notes
	mtg / unknown
	brickwork
	blockwork
	stud

notes
This drawing is the copyright of the Architects and may not be reproduced or used except by written permission. Dimensions must not be scaled from this drawing. The Contractor is to check and verify all building and site dimensions before work is put in hand.
The Contractor is to check and verify with all the Statutory Authorities and the Employer the location and condition of any underground or overhead services or confirm that none exist prior to work commencing on site. The Contractor shall comply with enactments regulations and working rules relating to safety health and welfare of workpeople.

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4 MILL LANE, EMPINGHAM			
drawing title ELEVATIONS - PROPOSED			
job no 0490	scale SEE DWG	package no	drawing no / rev A301 /
date 07.01.26	checked DW		status PRELIMINARY

Beautifully renovated and extended to an exceptional standard, this charming three-bedroom semi-detached cottage offers stylish countryside living with a superb range of additional features. The property benefits from a detached outbuilding, a stunning roof terrace enjoying far-reaching views across open fields, gated parking, a private courtyard garden, and an additional nearby plot of land with planning permission for a triple garage with accommodation above.

Situated within the idyllic countryside setting of the highly sought-after Rutland village of Empingham, the home is perfectly positioned to enjoy village amenities while being surrounded by beautiful rural scenery.

The accommodation has been thoughtfully designed and finished to a high specification throughout. At the heart of the home is an impressive open-plan kitchen and dining space, featuring elegant quartz worktops and a separate utility room, creating an ideal setting for both everyday living and entertaining. The ground floor also offers a contemporary shower room and a spacious living room filled with natural light. Upstairs, the property provides three well-proportioned bedrooms and a beautifully appointed four-piece family bathroom.

A detached outbuilding offers excellent potential and is primed for conversion into an annexe, home office, or studio. The outbuilding already has the gas, electric, water and septic tank connected. Externally, the property is approached via gated access leading to a generous gravelled parking area, which opens onto a private courtyard garden. Currently laid to gravel for ease of maintenance, this space offers excellent potential to be further landscaped with lawn or patio areas to suit the new owner's preferences.

A short stroll from the cottage lies the additional parcel of land included in the sale, which benefits from planning permission for a triple garage with a room above. This versatile space would provide further parking, storage, or potential ancillary accommodation, while enjoying delightful riverside views and an attractive natural setting. This unique home combines character, modern luxury, and exciting future potential, all within one of Rutland's most desirable village locations.

About Empingham, Rutland...

Empingham is a highly sought-after village set in the heart of Rutland, England's smallest and arguably most picturesque county. Perfectly positioned just moments from the shores of Rutland Water, one of Europe's largest man-made reservoirs, the village offers a wonderful blend of countryside charm, community spirit, and convenience — making it a popular choice for families, retirees, and professionals alike.

This well-served village boasts a range of essential amenities, including a thriving village shop, a highly regarded primary school, and a doctors' surgery — all within walking distance. The local pub, The White Horse, offers a warm welcome and traditional fare, while nearby market towns such as Oakham, Stamford, and Uppingham provide a broader selection of shops, restaurants, and secondary schools, including some outstanding independent options.

Empingham also benefits from excellent transport links, with easy access to the A1 for commuters and a direct rail connection to London from nearby Stamford or Peterborough. Surrounded by rolling countryside and scenic walking and cycling routes, yet still well connected, Empingham is the ideal location for those seeking a peaceful rural lifestyle without compromising on accessibility. Whether you're drawn by the beauty of Rutland Water, the vibrant community, or the opportunity to enjoy village life at a gentler pace, Empingham represents a rare and rewarding place to call home.

AGENTS NOTES: The planning application number for the triple garage with room above is: **2026/0047/FUL**

Tenure: **Freehold**

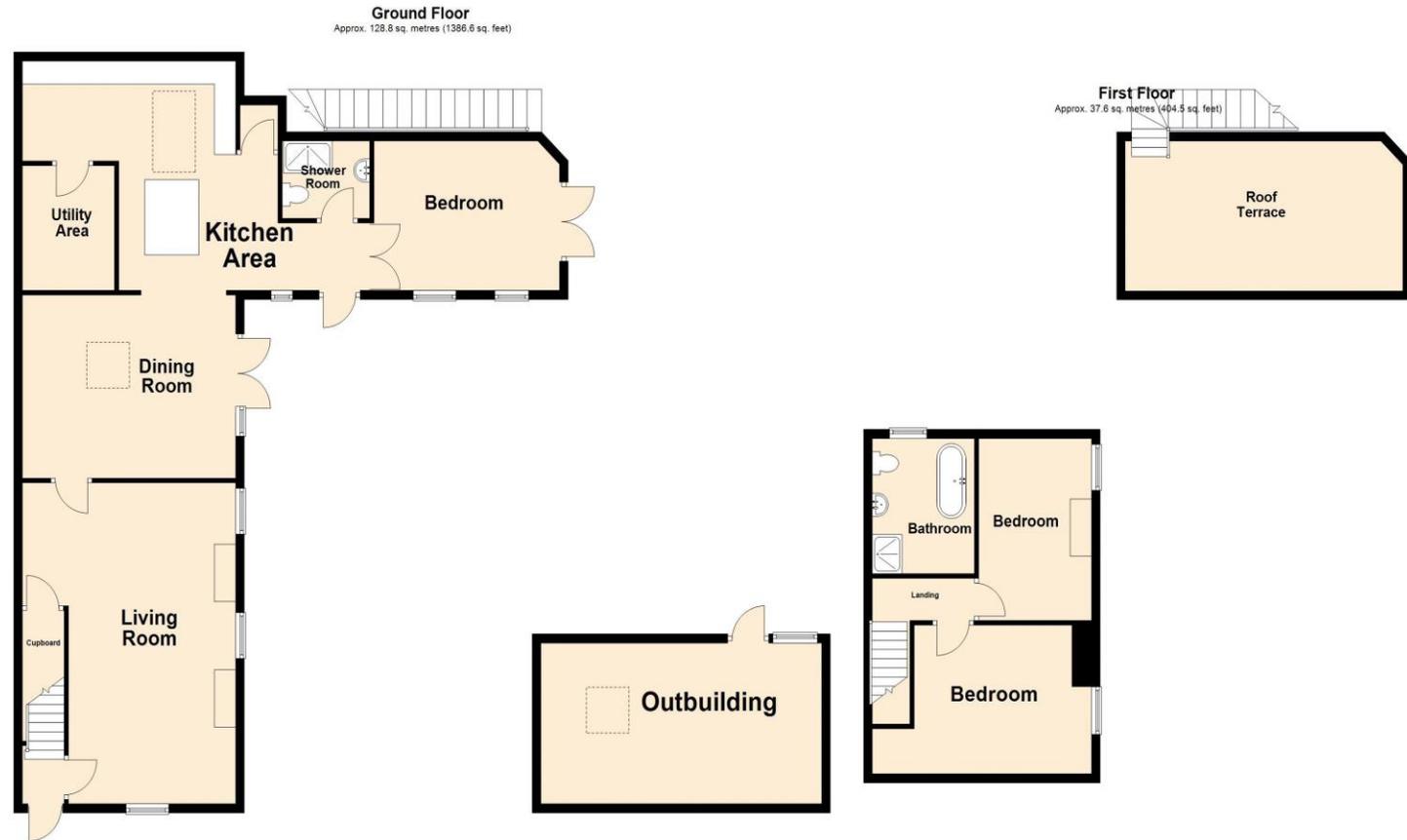
EPC Rating: **D**

Council Tax Band: **C**

Local Authority: **Rutland Council**

DISCLAIMER

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Total area: approx. 166.4 sq. metres (1791.2 sq. feet)