Main Street
Oakham, LE15 8PS
Price Guide £1,100,000

Richardson

Main Street

Oakham, LE15 8PS

Key Features

- Substantial former farmhouse in the heart of this sought after Rutland village
- Designed to provide the convenience of a modern home within the character of a period property
- Double carport, plenty of parking with garden room/study and enclosed walled gardens
- Currently undergoing a complete renovation and extension scheduled for completed in Spring 2027
- 4 reception rooms, 2 master suites with dressing rooms & ensuites, 3 further bedrooms and family bathroom

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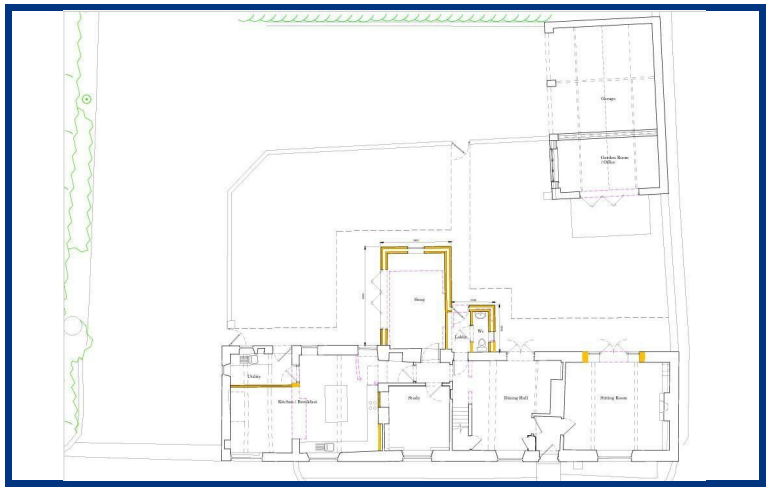
A superb opportunity to acquire a substantial former farmhouse in the heart of this highly regarded Rutland village, which is undergoing an extensive renovation and an extension to blend the efficiency, convenience and layout of a modern home within the features of an attractive period property. A two storey extension to the rear gives additional living and bedroom space as well as cloakroom and bathroom. The accommodation offers great flow with hallway, dining hall with French Doors to the outside, sitting room with log burning stove and further French Doors to the outside, study, large open plan kitchen breakfast room, utility, cloakroom and snug with bi fold doors. To the first floor two of the five bedrooms have dressing rooms and ensuites bath/shower rooms. The other 2 double bedrooms and single bedroom, with built in wardrobe, have the use of the family bathroom. Externally the walled rear garden is landscaped with a garden room which has bi fold doors. There is plenty of parking and a double carport with eaves storage space above.
The property will be completely renovated including insulation, wiring, new central heating system and replacement double glazed windows, in conjunction with new kitchen, utility, cloakroom and ensuites/bathrooms.



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 village itself has a thriving community with pub, doctors surgery, shop and cricket & social club which hold numerous events throughout the year.

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 with Rutland Water

Hallway

Dining hall
16'8" max x 15'5" (5.1m max x 4.7m)

Sitting room
17'0" x 14'9" (5.2m x 4.5m)

Inner hall

Study
10'5" x 10'5" (3.2m x 3.2m)

Kitchen breakfast room
Kitchen area 5m x 4.5m
Breakfast area 3.5m x 3.2m

Utility
10'2" x 5'2" (3.1m x 1.6m)

Cloakroom

Lobby

Snug
16'0" x 9'10" (4.9m x 3m)

First floor landing

Bedroom
14'1" x 13'1" min (4.3m x 4m min)

Dressing room
10'9" x 7'6" (3.3m x 2.3m)

Ensuite

Bedroom
15'8" max x 11'5" (4.8m max x 3.5m)

Ensuite

Bedroom
12'1" max x 11'5" (3.7m max x 3.5m)

Bedroom
11'5" min x 10'5" (3.5m min x 3.2m)

Bedroom
9'10" x 9'2" including wardrobe (3m x 2.8m including wardrobe)

Family bathroom

Garden room/home office
17'0" x 8'10" (5.2m x 2.7m)

External details
Positioned in a prominent position within this sought after village, with driveway to the side and to the back of the property providing parking for numerous vehicles and leads to a double carport with eaves storage. Gated access through the stone walling to the landscaped rear gardens with patio areas and flower beds, bi fold doors give access to the garden room/home office.

Communication
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
Rutland County Council Tax Band F.

Services
Mains water, electricity and sewerage are connected. Type of heating is still been considered.

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

Plans
The plans attached to these particulars have been produced in good faith and are taken from the planning permission. They are for illustrative purposes only and their accuracy is not guaranteed. All measurements are taken from the planning drawings and are for guide only.

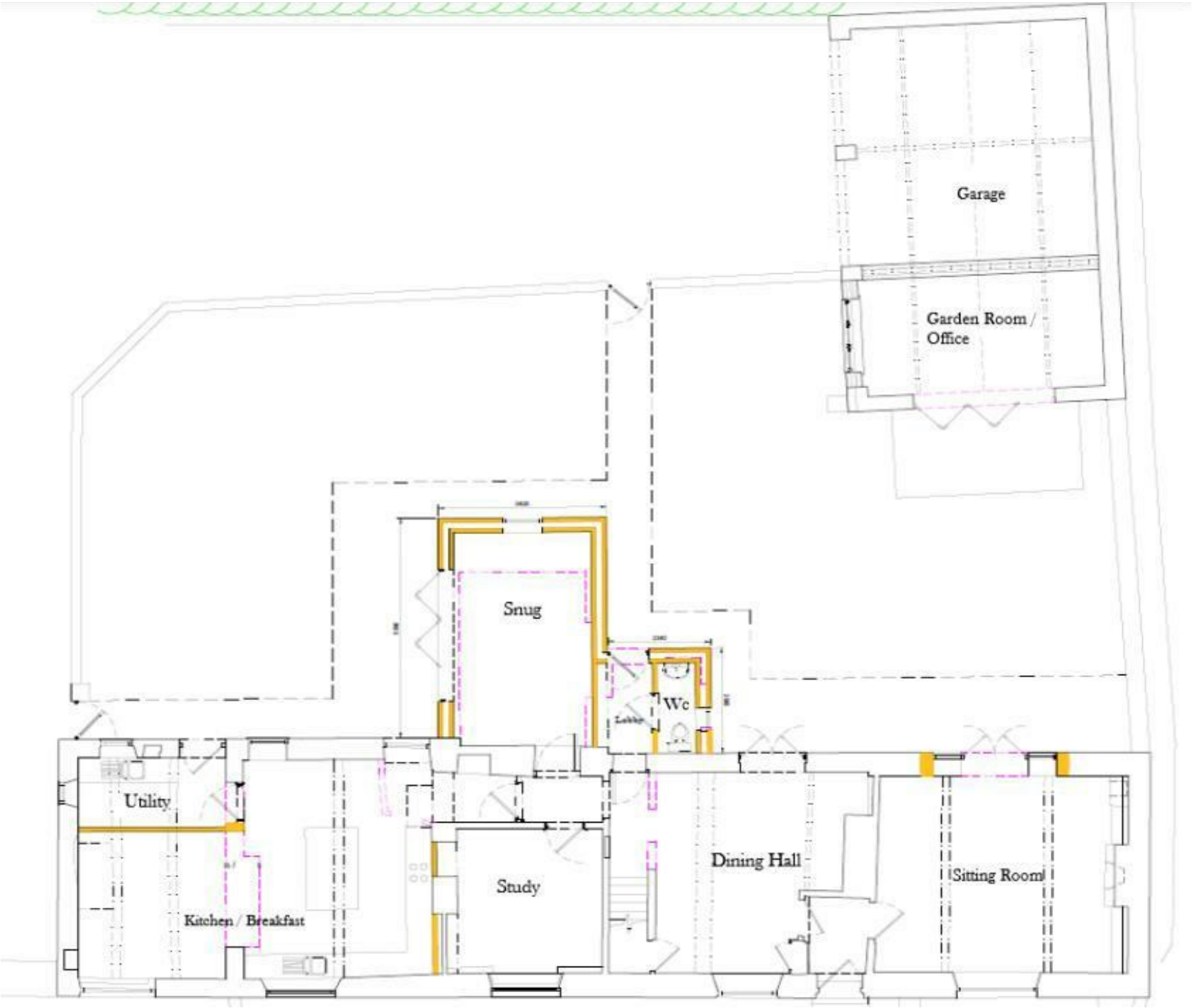
Agents notes
Anticipated completion for the refurbishment is Spring 2027

Viewing
Viewings are strictly by appointment with Richardson Surveyors.

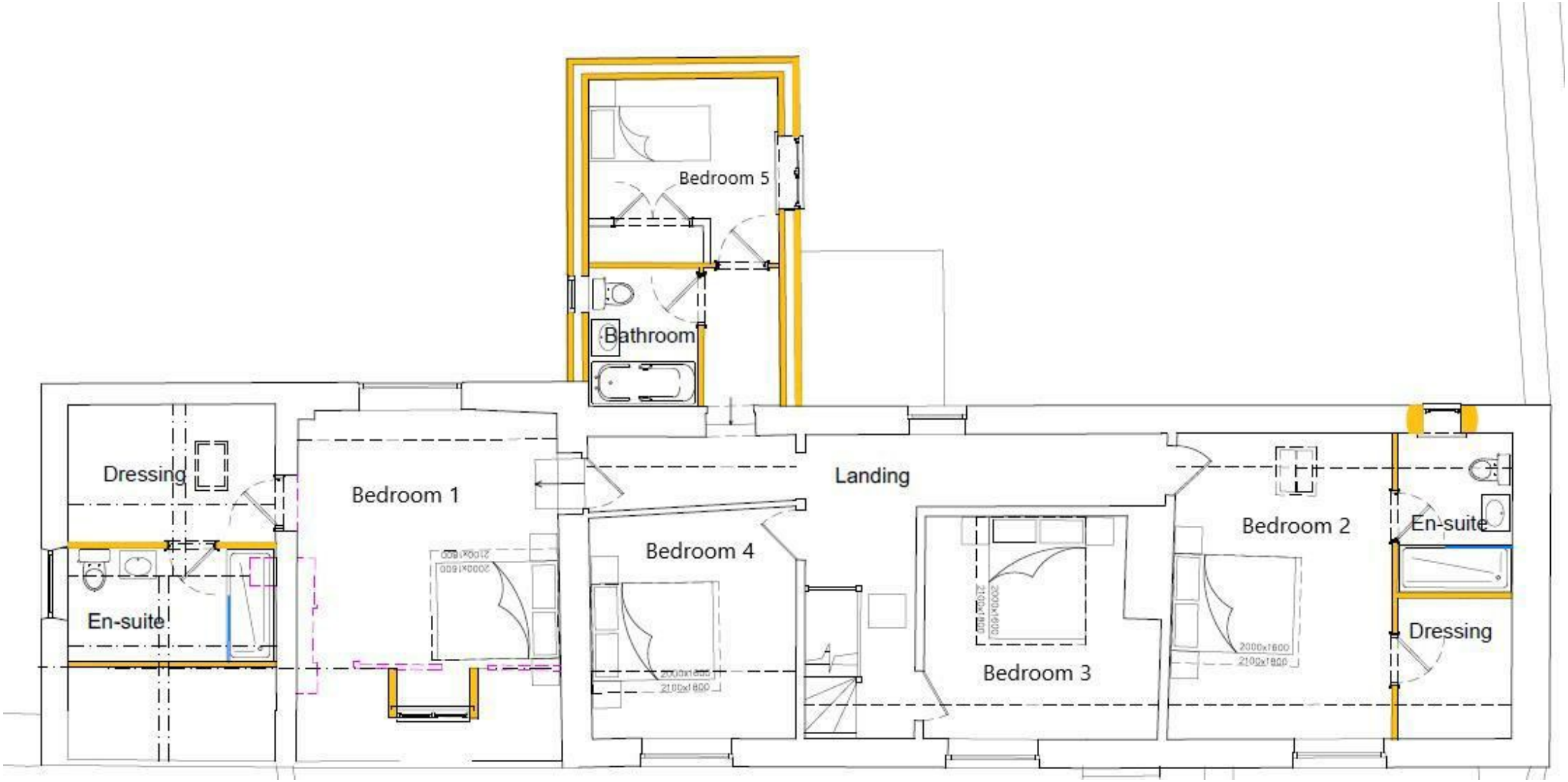
Proposed Plans

Garden Room/Office

Proposed Ground Floor Floorplan

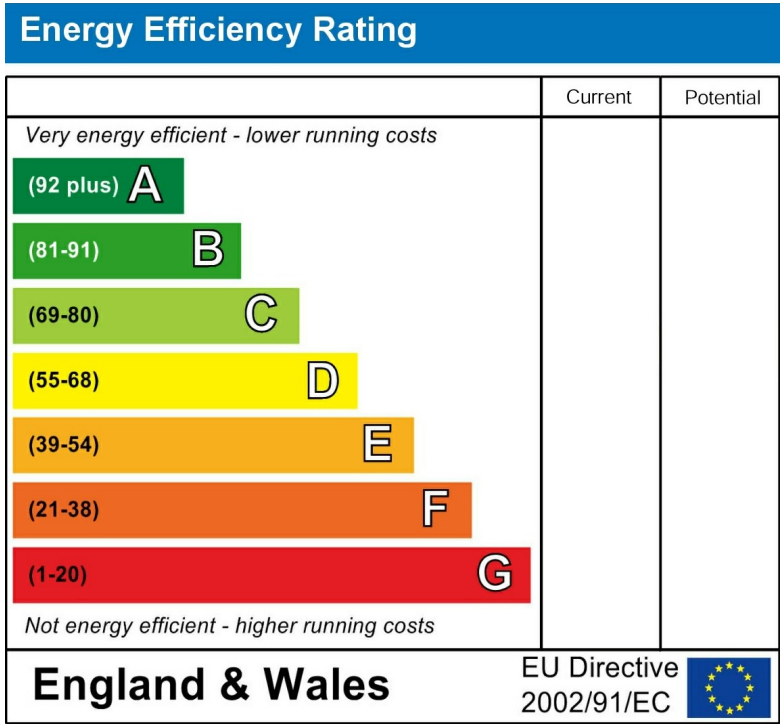


Proposed First Floor Floorplan



Area Map

Energy Efficiency Graph



Awaiting EPC

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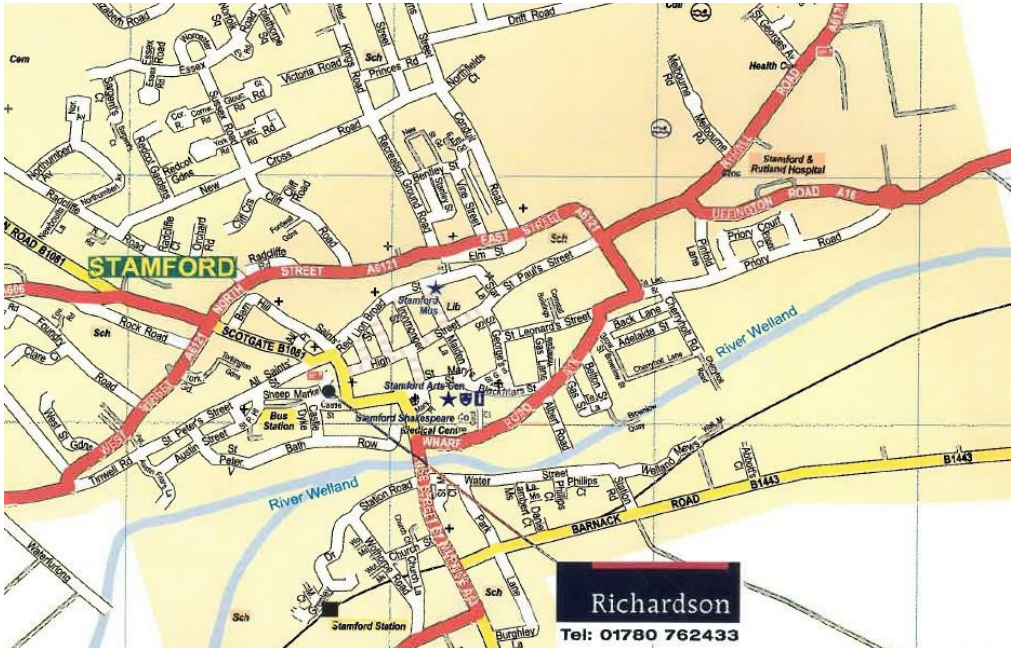

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