

MULBERRY HOUSE

EMPINGHAM



Are you searching for a contemporary, detached family home that offers countryside living? Mulberry House is in the sought after village of Empingham, on the edge of Rutland Water. It boasts five bedrooms, a one bedroom annexe, and a sociable open-plan kitchen living space.

A Wonderful First Impression

Built in 2010, Mulberry House is set in a private plot and elevates contemporary living to a new level. As you pull in through double electric timber gates with intercom system, into your private drive, the home's character is evident in the stone and slate façade. Note the annexe with bi-fold doors to the right, as well as the pretty shrub borders and the outdoor storage, before following the block paving to the front porch.

Step inside this fantastic family home, with beautiful glossy tiles atop underfloor heating that extends through the ground floor. The entrance hall is welcoming and practical with a large understairs cupboard for tidying away coats and shoes, and a guest cloakroom. Freshen up here before heading into the gorgeous open-plan living space that was created to bring the family together.



A Modern Sociable Hub

Mulberry House is flooded with natural light, and the ground floor has an expansive family living area, with glossy tiles underfoot that unite the separate functions of the space.

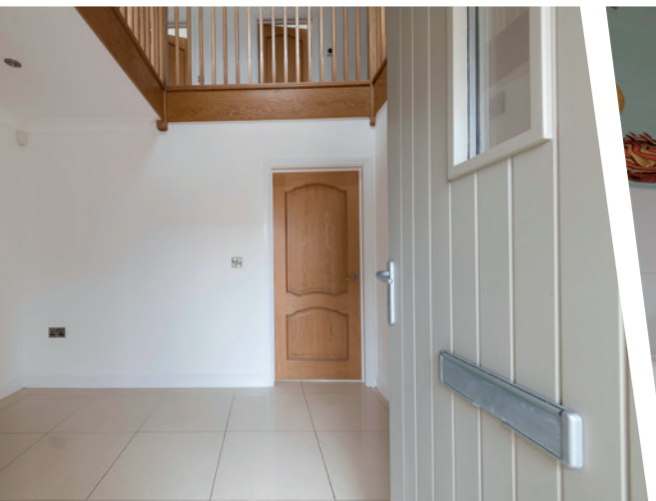
A door from the hallway opens into the sitting room fitted with floor to ceiling display shelves, bookcases and cupboards on either side of the cosy wood-burning stove. Bi-fold doors throw beams of natural daylight into the room and the open layout tempts you to explore more.

When you crave a casual breakfast or lunch, head over to the relaxed dining area in front of the bi-fold doors to the garden. Set out some nibbles and catch up with friends while enjoying a delicate summer breeze. To the right, by another set of bi-fold doors is a lovely formal dining area.



An amazing and extensive kitchen awaits. Culinary enthusiasts will be keen to get to work when they spot the huge variety of units with granite worktops and cupboards for storing cookery equipment, lit from underneath and above the countertops. With a Rangemaster double oven and electric hob, integrated microwave and nook for an American fridge-freezer, not to mention the slick breakfast bar and centre island with storage and large wine cooler, you can wine and dine – and party – to your heart's content. And when it's time to do the washing up in your Belfast sink, you can watch your guests come and go through the windows overlooking the drive.

A separate laundry room, with access onto the drive, has windows to two aspects, space for appliances, cupboards and a sink, ensuring the kitchen remains ready for hassle-free socialising and for ensuring swift entry and exit with muddy boots and paws after a walk around the neighbouring countryside.





The Annexe

Coming through an extra utility space behind the laundry room, you will find the self-contained studio annexe. The annexe includes a double bedroom with a seating area by bi-fold doors, and a kitchenette with units, a sink, space for appliances, and a breakfast table. The en suite features a walk-in double shower, heated towel rail, basin and lavatory. This flexible space could be also make an ideal home office, keeping study, work and home life separate.



And So To Bed

From the hallway, oak stairs curve past windows fitted with plantation shutters onto a galleried landing. The first door to the left leads into the luxurious family bathroom, which comprises a double shower, a contemporary oval bathtub, a heated towel rail, and floor-to-ceiling tiles. Just add your fluffiest towels, scented bath oils, relaxing candles and your own spa-like sanctuary awaits!

Continuing clockwise around the landing, you will find the first bedroom, a large and bright double with views through the dormer window onto the garden and over to Rutland Water dam. The next bedroom, previously used as a study, has fitted book shelving and cupboards, and a rear window. Another double bedroom awaits adjacent to here, filled with natural light. Passing an airing cupboard, you will find a generously-sized double bedroom at the front of the home, with two windows overlooking fields and side aspect.

The principal suite is a luxurious bedroom with neutral décor and a wallpaper feature wall, space for a super king-sized bed, and a shuttered door that opens onto the west facing garden with Juliet balcony. Where else would you want to unwind after a long day? A separate dressing room adds yet more luxury and has fitted hanging rails and spotlighting. The modern, glossy en suite shower room completes the principal suite.



A Garden for Everyone

The central bi-fold doors on the ground floor open onto a canopied deck with lighting above. With plenty of room for outdoor furniture, al fresco dining will become the norm. Block paving continues to a terrace that's bound to become the scene of many parties – with a hot tub included, and space to create a barbecue area.

The lawn is surrounded by mature trees and sleeper-lined borders, offering gardening enthusiasts the opportunity to make their mark. Around the side of the house, a picket gate leads to an enclosed storage area with a shed so you can hide away gardening equipment and bikes.



Out and About

Empingham enjoys a welcoming and vibrant community organising Open Gardens, church fundraising events and concerts, bonfire night celebrations and where international sports fixtures are screened at the village cricket club, with regular activities and clubs taking place in the village hall on a weekly basis. The village is fortunate to have its own doctor's surgery with dispensary and 'Barbara's village store' offers all the essentials; open seven days a week.

For countryside lovers, within minutes you can reach Rutland Water and there are many bridleways, footpaths and cycle routes available in the area for all abilities from taking an easy stroll to a more challenging or even competitive pace! Local golf courses include

Luffenham Heath, Rutland Water, Burghley Park Golf Club, Greetham Valley Golf Club and Rutland County.

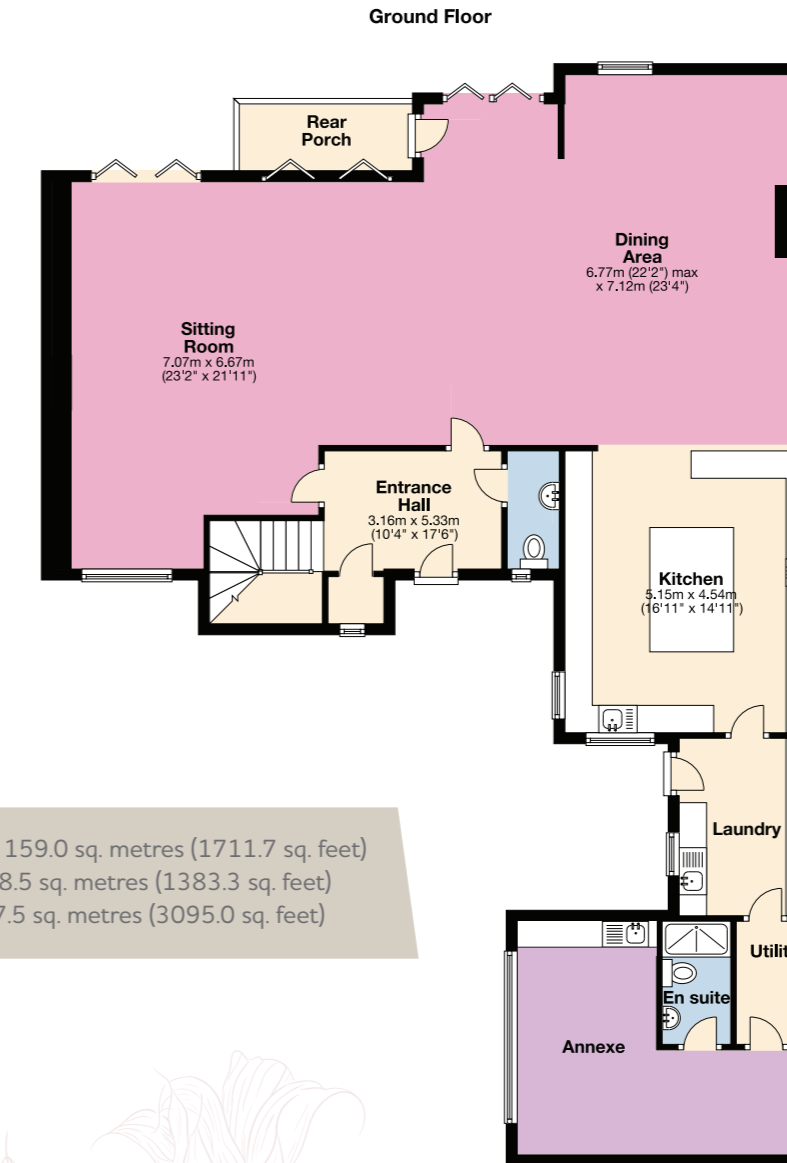
Many residents commute from Empingham to London on a daily basis utilising the Peterborough to Kings Cross direct service, with typical train journey times of approx. 45 minutes or via Corby to St. Pancras in just over 1 hour.

Local Distances

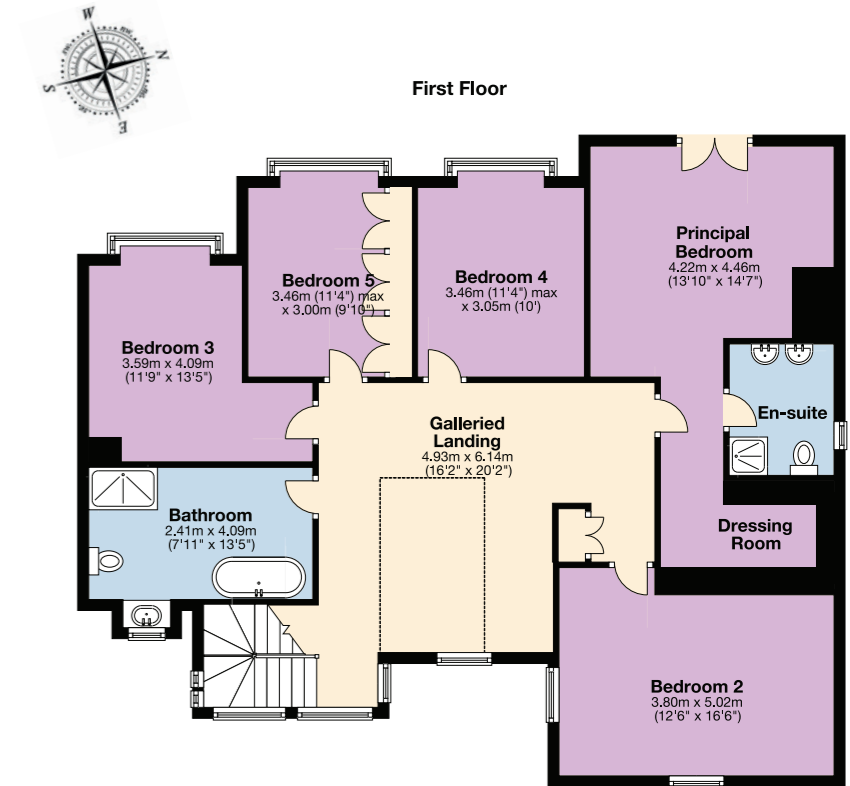
- Stamford:** 5.3 miles (9 minutes)
- Oakham:** 5.8 miles (9 minutes)
- Uppingham:** 9.6 miles (16 mins)
- Peterborough:** 18.7 miles (24 mins)

The Finer Details

- Freehold
- Constructed 2010
- Plot approx. 0.24 acres
- Gas central heating
- Underfloor heating
- Mains electricity, water and sewage
- Self-contained annexe
- Functioning lift – to be removed at owners' expense if not required by buyer
- Rutland County Council, tax band G
- EPC rating B

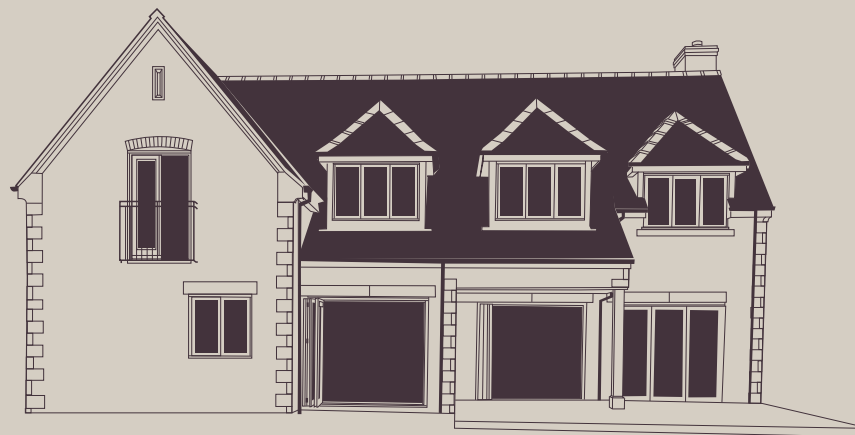


Ground Floor: approx. 159.0 sq. metres (1711.7 sq. feet)
 First Floor: approx. 128.5 sq. metres (1383.3 sq. feet)
 Total area: approx. 287.5 sq. metres (3095.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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