



# WHITE GATES

— EMPINGHAM —





Character, comfort and historic charm combine at White Gates, a Grade II listed home dating back to the late 1700s in the verdant surrounds of Empingham.

## WELCOME HOME

Handsomely set back from the road, behind its iconic white gates, note the characterful stone exterior and Collyweston slate roof as you park up on the driveway or within the detached double garage. Landscaped borders and climbing vines provide a fringe of greenery upon arrival at White Gates, a spacious family home brimming with versatile rooms and enveloped in landscaped borders and lawns.





## THE HEART OF THE HOME

A curved extension welcomes you into the kitchen, where cream tiles flow underfoot, a perfect match for the abundance of cabinets and drawers which offer plenty of storage. Granite worktops gleam beneath the spotlighting in this spacious family kitchen, where the Range-style cooker is a natural draw. Space can be found for a freestanding fridge-freezer in the handy pantry.

Sociable seating is available at the breakfast bar, as warmth emanates from the log-burning stove. Nestled in the turreted corner, windows and French doors frame views out over the stone patio to the rear: a perfect place for the breakfast table, allowing you to savour views out over the mature garden.







## ENTERTAIN AND UNWIND

Tall windows bring the outdoors into the formal reception rooms. Serene shades adorn the walls of the drawing room, ensuring a calm, tranquil ambience. Original arches to either side of the open fire, in its elegant surround, lend character to the room, which opens up through double doors to the dining room, ideal for social gatherings. Traditional touches include a chair rail and deep coving, while French doors invite you to dine al fresco on the terrace in summer months.

A large inner hallway provides access to a guest cloakroom, laundry room, staircase down to the dry and spacious cellar and a secluded home office, the ideal place to seek out peace and quiet when working from home.





## PEACEFUL RETREATS



With six characterful bedrooms, White Gates provides room for all. Ascend the wrought iron spiral staircase to discover the first four double bedrooms, each with their own unique charm. The first, a peaceful room with high ceiling and exposed beams also provides access to the attic level, where a series of room are ideal for storage or crafting – overhead, the beam bedecked, vaulted ceiling

is handsome and hints at the heritage of the home. A contemporary shower room serves this bedroom, while the next two bedrooms each feature their own, luxurious en suites. Enjoy views across the rooftops of Empingham and the fields beyond from the sweet window seat in the dual aspect principal suite, and soak away the day in the deep bathtub of the recently fitted en suite.





## VERSATILE LIVING SPACES

A large and versatile room awaits at the other end of the landing, with log-burning stove and balcony overlooking the garden. Currently used as a home gym, consider the potential to create a sumptuous suite.

A later addition to the home, off the kitchen is a self-contained wing, ideal for multi-generational living. To the ground floor is a kitchen and an impressive, double height reception area with French doors out to the terrace. Two delightful, spacious double bedrooms and a shower room await on the first floor.

*What we love...*

Offering spacious, versatile living in the heart of Empingham, enveloped in landscaped gardens and stunning countryside views, White Gates is a peaceful, private retreat, exuding character and comfort, with great scope for multigenerational living.





## OUTDOOR LIVING

To the rear of White Gates, relax and unwind in the summer sunshine on the beautifully landscaped patios opening up from the kitchen. Cleverly designed to complement the curved extension, steps lead up to an elevated terrace ideal for al fresco dining.

Beyond, a lush lawn, bordered by mature plants, offers plenty of space for children to play. From the lawn, steps take you to an area of elevated decking, which hosts a charming summer house, which could also serve as a secluded office space, offering verdant views over the open fields and surrounding countryside. Framed by mature trees and hedges, this peaceful, private garden is a serene outdoor retreat.



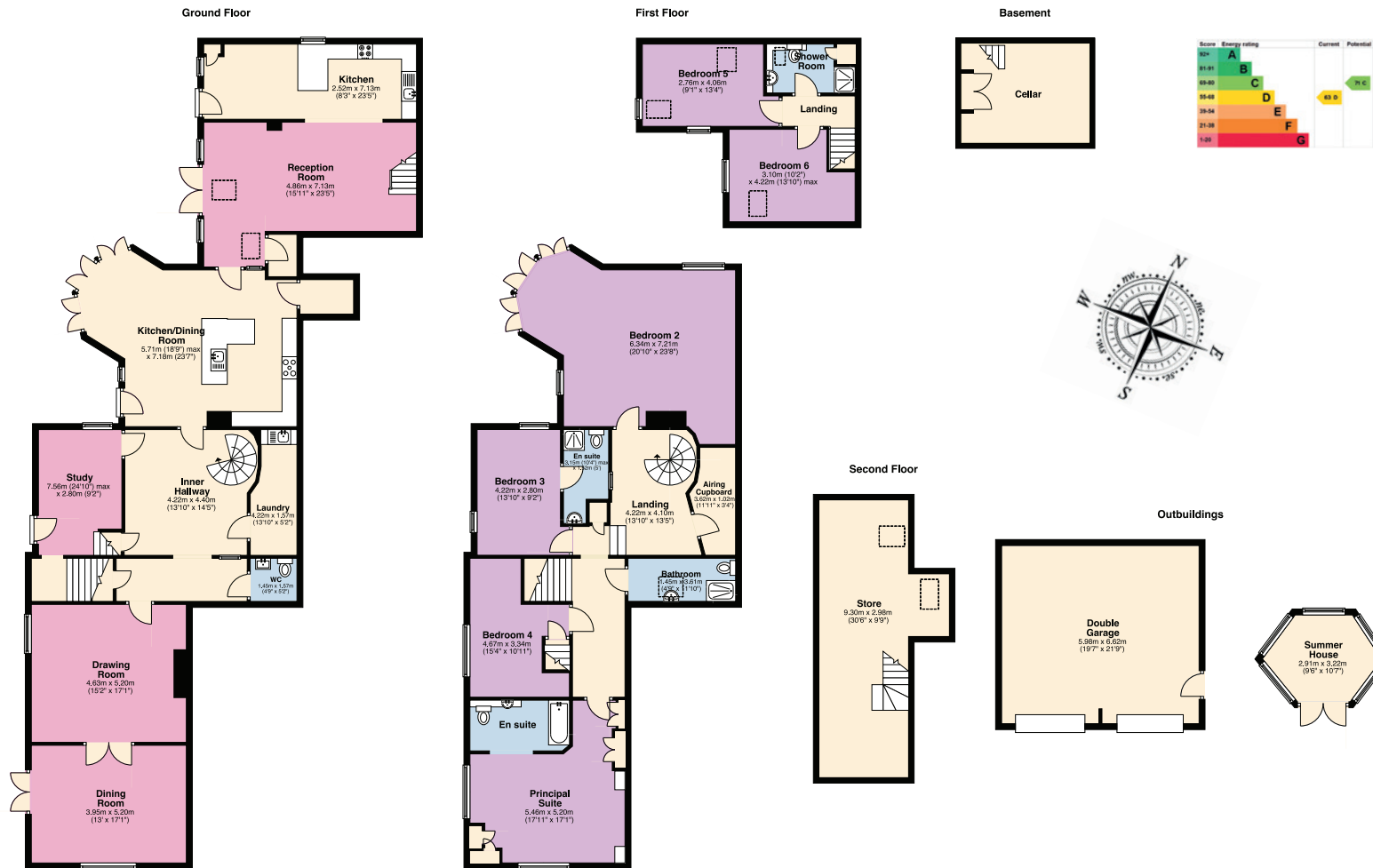


# THE FINER DETAILS

Freehold  
Semi-detached  
18th century  
Grade II listed  
Conservation area  
Plot approx. 0.39 acre  
Rutland County Council, tax band G

Gas central heating  
Underfloor heating to kitchen  
and family shower room  
Mains electricity and water  
Septic tank  
EPC rating D

Basement: approx. 14.1 sq. metres (151.6 sq. feet)  
Ground Floor: approx. 185.7 sq. metres (1999.3 sq. feet)  
First Floor: approx. 164.4 sq. metres (1769.4 sq. feet)  
Second Floor: approx. 30.5 sq. metres (328.3 sq. feet)  
Total area (home): 394.7 sq. metres (4,248.6 sq. feet)  
Outbuildings: approx. 48.1 sq. metres (517.8 sq. feet)  
Total area: approx. 442.8 sq. metres (4766.4 sq. feet)



# IN THE LOCAL AREA

Explore the enchanting village of Empingham, home to the welcoming St Peter's Church and nestled between Oakham and Stamford, and just minutes from Rutland Water. Surrounded by scenery, a wealth of cycle routes and walks extend in all directions.

A thriving and sociable village, Empingham has its own cricket and social club, bowls club, garden club, circle dancing club held in the Audit Hall and 'Men's Shed'. There is also a bell ringing group open to beginners at St Peter's, held most Mondays. Empingham also has its own pub, medical centre and pharmacy. The extensive leisure facilities of Rutland Water offer a range of activities including sailing, cycling and walking.

Families can look to the nearby towns of Stamford and Oakham for a host of highly rated schools including the Stamford Endowed Schools, Oakham, Oundle and Uppingham Schools, with Empingham C of E Primary School right here in the village.

Commuters are well served by nearby Stamford Railway Station, with its connections to Peterborough and onward to London's King Cross.

## LOCAL DISTANCES

- Stamford 5.5 miles (10 minutes)
- Oakham 6 miles (10 minutes)
- Peterborough 19 miles (26 minutes)
- Leicester 28 miles (50 minutes)

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