



Audit Hall Road, Empingham, Oakham Freehold £595,000

Hurfords

# Key Features



- Charming stone character home with high ceilings and period features
- Over 1,800 sq. ft. including loft rooms and outbuildings
- Three spacious double bedrooms, one with en suite WC
- Two generous reception rooms- both with fireplaces
- Bespoke, high quality country kitchen with feature Aga

Nestled within the highly sought after Rutland village of Empingham, this beautifully presented stone-built home offers charm, space and practicality in equal measure. Perfectly positioned between Stamford, Oakham, and the breathtaking Rutland Water, the property enjoys a superb balance of countryside tranquillity and everyday convenience.

Empingham itself is a hugely popular village, offering a welcoming community, highly regarded local surgery, village shop, pub, primary school, and superb transport links - including easy access to the A1 for fast routes north and south. Rutland Water, with its walking trails, sailing, cycling routes and wildlife centres, is just moments away, making this an ideal home for those who love an outdoor lifestyle.



## Ground Floor:

The accommodation begins with a welcoming entrance hall leading to the generous reception spaces. The sitting room features a classic fireplace with woodburning stove, exposed stone and timber detail, and a calm, cosy atmosphere. A second dining/living room offers further entertaining space, again centred around a character fireplace and enjoying views across the gardens.

The bespoke fitted kitchen is a standout feature of the home - a stylish country kitchen with solid worktops, quality cabinetry, integrated appliances and a beautiful brick-surround Aga as the focal point. Exposed beams add warmth and charm, while a practical utility room and ground floor WC complete the layout.

## First Floor:

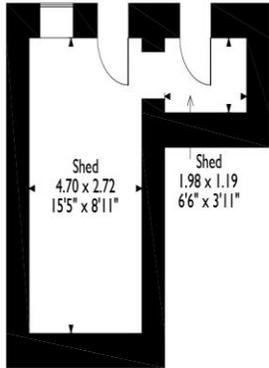
The first floor offers three well-proportioned double bedrooms, each full of character and natural light. The principal bedroom enjoys dual aspect windows and excellent space, while bedroom two benefits from an en suite WC. A beautifully finished family bathroom features a freestanding bathtub and separate shower.

## Second Floor:

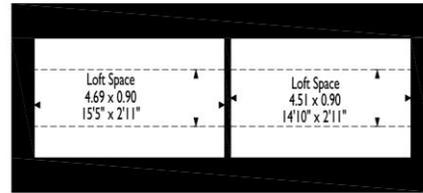
Above, two Velux lit loft rooms provide superb storage or exciting potential for conversion (subject to relevant permissions). These additional spaces offer valuable flexibility rarely found in homes of this price.



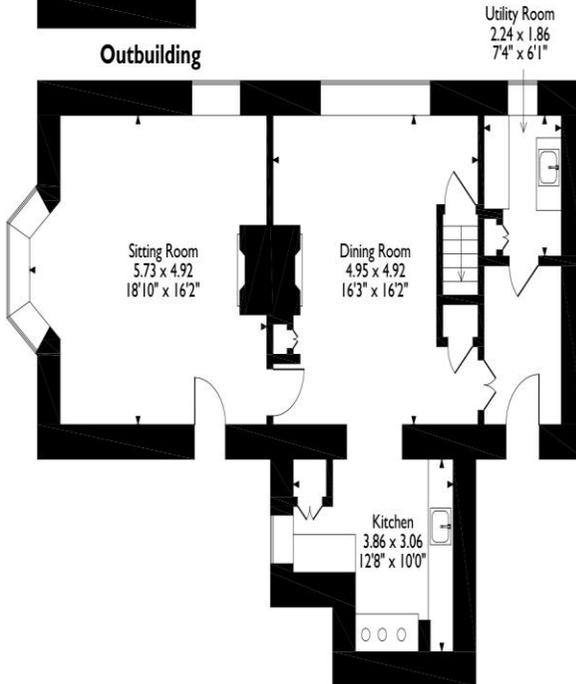
2, Audit Hall Road, Empingham, Oakham  
 Approximate Gross Internal Area  
 Main House = 152 Sq M/1636 Sq Ft  
 Outbuilding = 16 Sq M/172 Sq Ft  
 Total = 168 Sq M/1808 Sq Ft



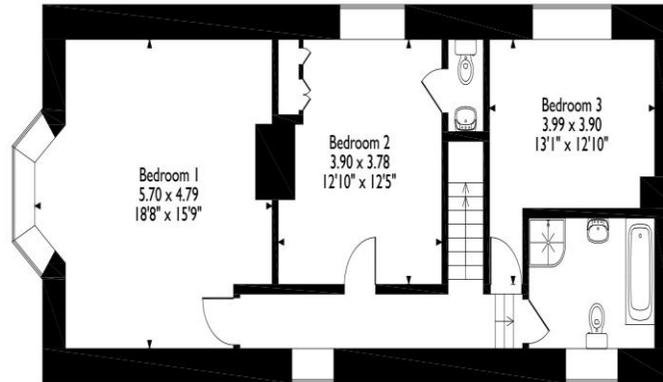
Outbuilding



Second Floor



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Outside:

Set on a generous plot, the property enjoys a wraparound, private garden, thoughtfully landscaped to include multiple terrace, patio and seating areas - perfect for outdoor dining, relaxing or gardening.

A large driveway provides extensive off-road parking, rarely available in the village. The plot also includes substantial outbuildings, ideal for storage, hobbies, or potential future development.

Altogether, this home offers outstanding value for its size, plot and location - a superb opportunity for buyers seeking character, space, privacy and village living at its best.

EMPINGHAM

Empingham is a picturesque and historic Rutland village set between Stamford and Oakham, positioned at the eastern edge of Rutland Water, one of Europe's largest reservoirs, offering outstanding scenery, outdoor pursuits and wildlife experiences. The village blends charming stone architecture with modern convenience and benefits from excellent local amenities, including a well-regarded primary school, village pub, shop and a strong sense of community. Its riverside setting along the Gwash, rich heritage, peaceful lanes and proximity to major routes make Empingham one of the most sought after and beautifully located villages in the region.

# Selling your property?

Contact us to arrange a FREE home valuation.

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