



SHACKLEWELL LODGE

— EMPINGHAM —



How would you like to be the proud owner of a Victorian farmhouse brimming with subtle sophistication set close to the historic village of Empingham? Then you'll be thrilled to learn that Shacklewell Lodge – a five-bedroom detached home that once formed part of the Ancaster estate – offers just that. Featuring a stunning open kitchen and conservatory, a beautiful enclosed garden and an outdoor swimming pool, Shacklewell Lodge combines period charm with all the modern conveniences.



What the owners love...

“Shacklewell Lodge has been in our family for nearly 100 years and we’ve loved the flexible accommodation and space the home has given us and our family. Now it’s another family’s turn to call this house their home.”



A GRAND ARRIVAL

The gated entrance – with intercom – and the sweeping, tree-lined driveway that lies behind it, makes for a fabulous first impression. As you approach the front of the home, pause to admire the prepossessing stone construction, topped by a Welsh blue-slate roof, and the wall-carved Ancaster Arms featuring the date of construction above – 1873.

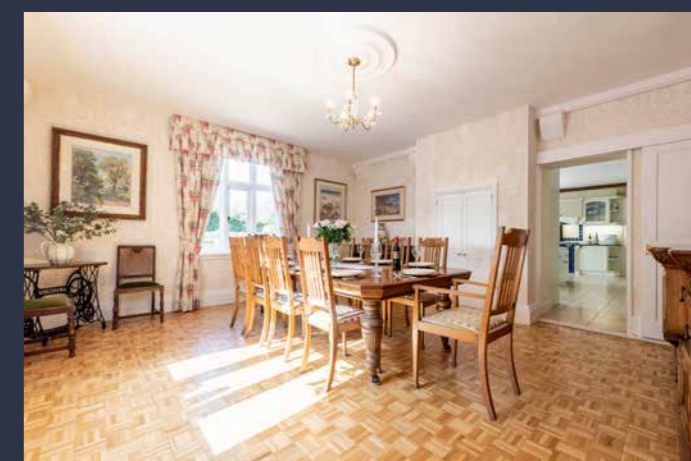
Here you will find ample parking, a front garden with a stepping-stone path to a side gate, and pretty flowers bordering the home. The attractive half-glazed front door is tucked inside an illuminated porch of stone and decorative wood.





PERIOD PROPORTIONS

To the right of the hallway lies the drawing room. Boasting charming dual-aspect windows, stone corbels, an open fireplace and an integrated display cabinet, this impressive room is large enough for a grand piano. With winter around the corner, there's nowhere better to gather together with your loved ones.

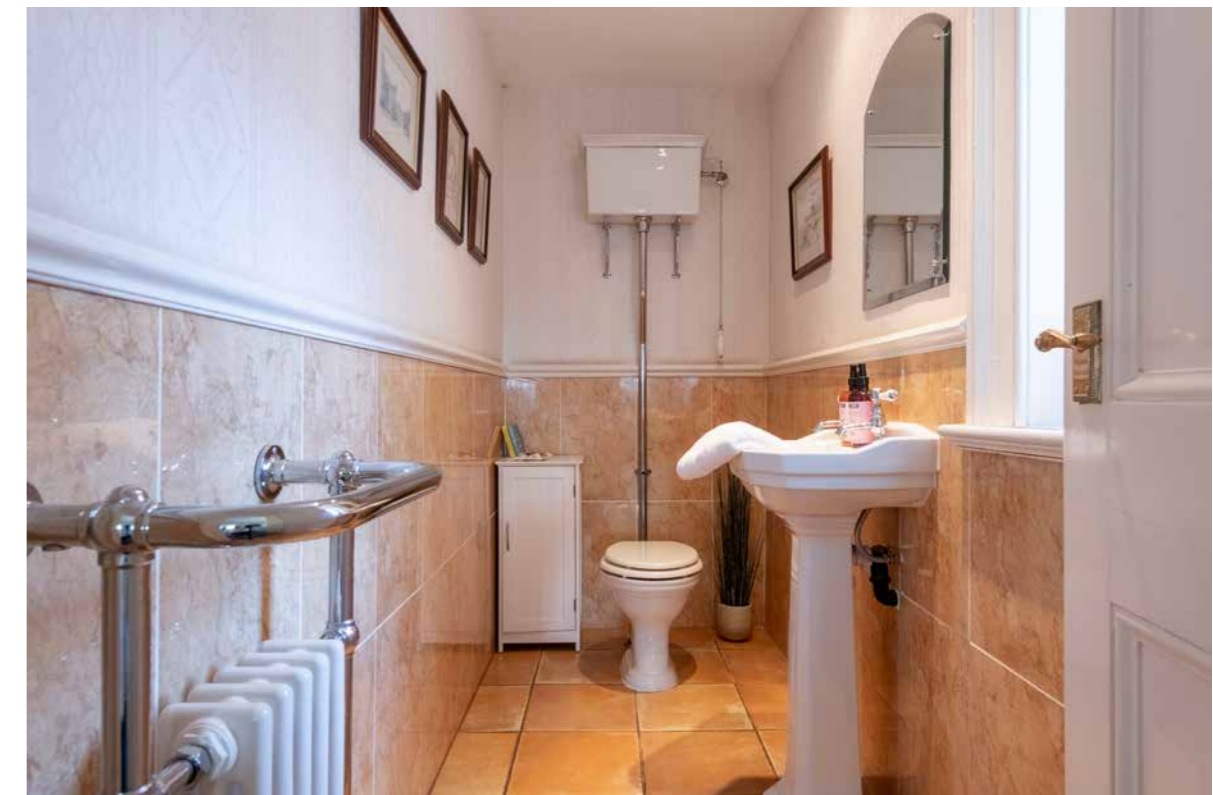


Next, the formal dining room; lined with smart parquet flooring, this bright and spacious entertaining area has high windows overlooking the gardens and driveway, storage, and a walkthrough into the kitchen. The dining room's generous footprint allows you to display some equally striking antique furniture alongside a sizeable table.

FLEXIBLE LIVING

An inner, oak-floored hallway – also accessed via the rear courtyard – leads to an office in the former dairy benefiting from a lovely arched window and high ceilings. This continues into a further room currently used as a gym, incorporating painted stone walls. This area could be converted into an annexe using the courtyard entrance as a private access.

In the hallway, you'll find a cloakroom straight ahead and a secondary staircase descending to a fully-tanked cellar with painted stone walls and a carpet – an ideal games room, gym or teenager's den.





WINE & DINE

The immaculate kitchen and garden breakfast room makes for a grand impression. The first thing you will notice is the sense of light and space, complemented by the granite-topped cream shaker-style units and the expanse of beautiful tiles underfoot - heated in the conservatory.

A central island, with deep Butler sink inset, is a fantastic preparation facility in its own right and has easy-access storage beneath. When the veggies are washed, peeled and ready for roasting, the oil-fired Aga has you covered. Other integrated appliances include a double oven, microwave and induction hob, but the kitchen can easily accommodate an American-style fridge freezer too.



Offset from the kitchen is a handy pantry – ideal for keen bakers, and a spacious scullery with a range of units, space for appliances, and a double Butler sink. From here, a door leads onto the courtyard, which features a delightful working well and provides a sheltered, private spot for early morning coffee. What better place to kick off those muddy boots after a country stroll?

The fabulous conservatory provides a wonderful place to enjoy relaxed meals with family and friends while enjoying the delightful countryside views. Two sets of double doors open onto the garden and the terrace, so it is a pleasant spot from which to host a party, or just enjoy a drink while the kids play safely outside. A real bonus is watching the sun set in the west.

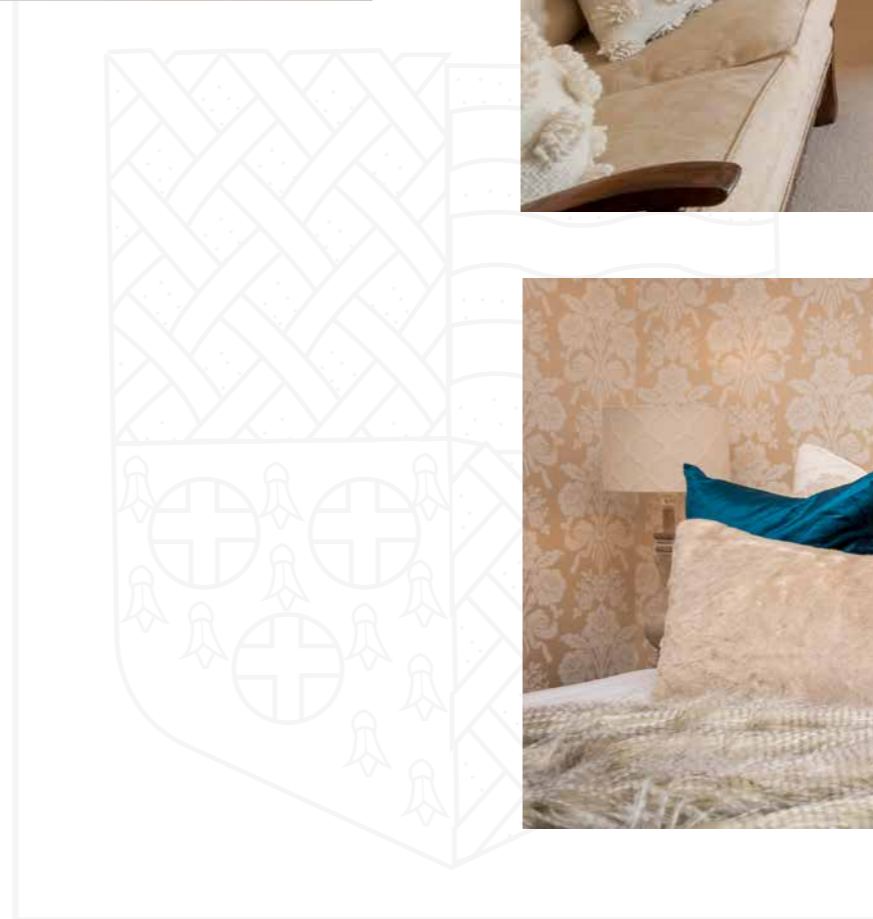


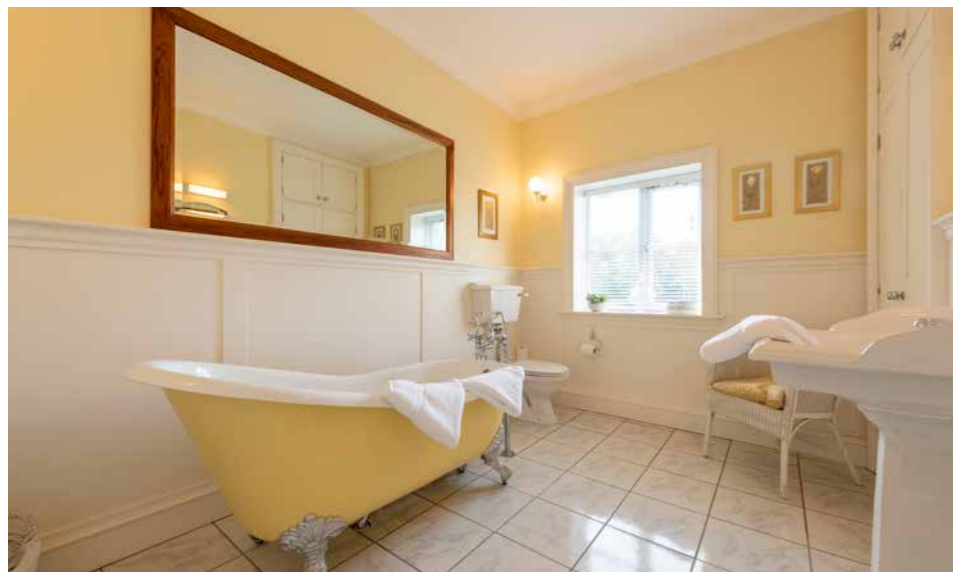
FIVE FANTASTIC DOUBLES

Ascending the stairs from the hallway, the first-floor landing splits into two wings.

To the right of the landing await two further double bedrooms, both of which are front-facing and elegantly decorated; the first has a WC and wash hand basin and the second double bedroom is dual aspect and benefits from an en suite shower room.

Returning to the landing, two steps lead to a large suite – a principal residence befitting a Victorian farmhouse. Featuring a subtle décor, with windows overlooking the garden and driveway. The highlight must be the ultra-stylish recently fitted en suite, which comes with heated tiles, a gorgeous walk-in shower, double basins and vanity unit, backlit mirror and heated towel rail.





Leaving the principal suite behind you and turning left, an archway takes you to a further light-filled double bedroom with built-in storage, and a vanity unit with inset basin. On this wing, you will also find a walk-in shower room and an inviting bathroom incorporating a clawed-foot roll-top bath with Victorian-style hand-held shower attachment, tiled floor, lots of storage and natural light. This whole area can be shut off via doors from the landing to become a private guest wing.

Round the corner from here is bedroom three - another brilliant double boasting rolling countryside views and fitted wardrobes with shelving between.





SWEEPING GARDENS

Shacklewell Lodge's mature gardens stretch around the home. Once through the electrically operated gates, a sweeping, tree-lined, gravel driveway runs adjacent to the main lawn, where just beyond a footpath runs across the field to Empingham - great for walking the dogs. The tiered lawn, framed by shrubs and trees, extends along the rear, with the upper level reached by attractive steps. There is also a block-paved terrace by the garden room where you can enjoy a spot of alfresco dining, and a sweet courtyard with a working well. The courtyard also houses a large building currently used for storage that could be converted into an annexe connected to the gym.





COOL BY THE POOL

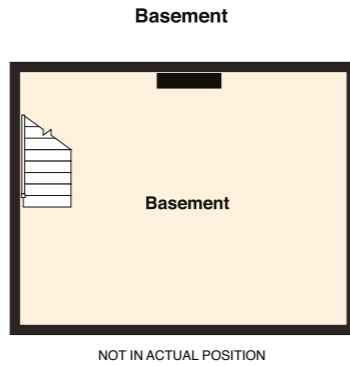
Shacklewell Lodge's swimming pool is set within a terrace ripe for outdoor seating and sun loungers. Surrounded by a low stone wall with a wrought-iron gate, and partly screened by a tall hedge, the pool is excellently positioned for private, early-morning swims and parties alike.



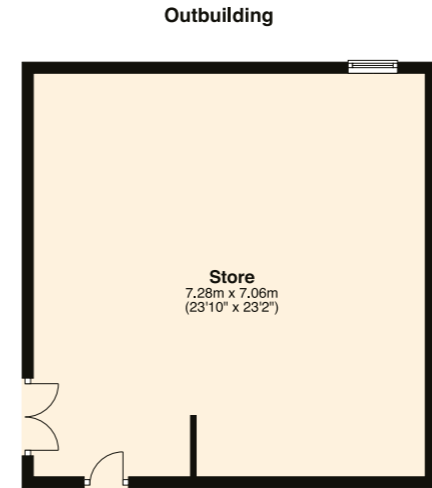
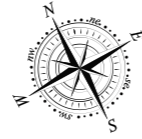
THE FINER DETAILS

- Freehold tenure
- Stone construction with Welsh blue slate roof
- Built 1873
- Private gated access with intercom system
- Oil central heating
- Septic tank
- Rutland County Council, tax band G
- EPC rating G

- Ground Floor: approx. 230.1 sq. metres (2476.9 sq. feet)
- First Floor: approx. 146.2 sq. metres (1573.2 sq. feet)
- Second Floor: approx. 51.4 sq. metres (553.2 sq. feet)
- Basement: approx. 26.3 sq. metres (283.2 sq. feet)
- Total area: approx. 454.0 sq. metres (4886.5 sq. feet)



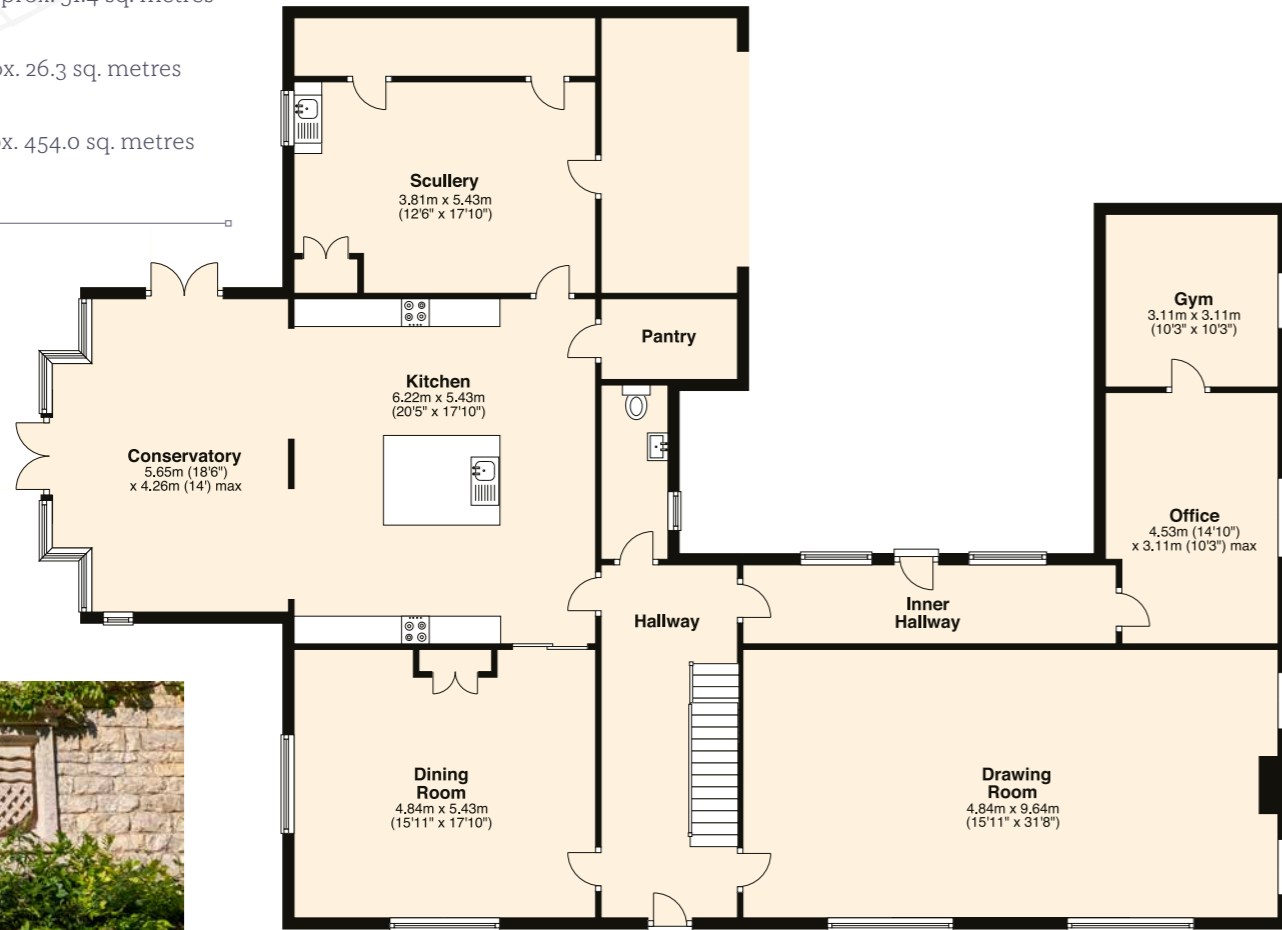
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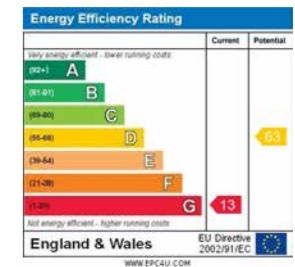
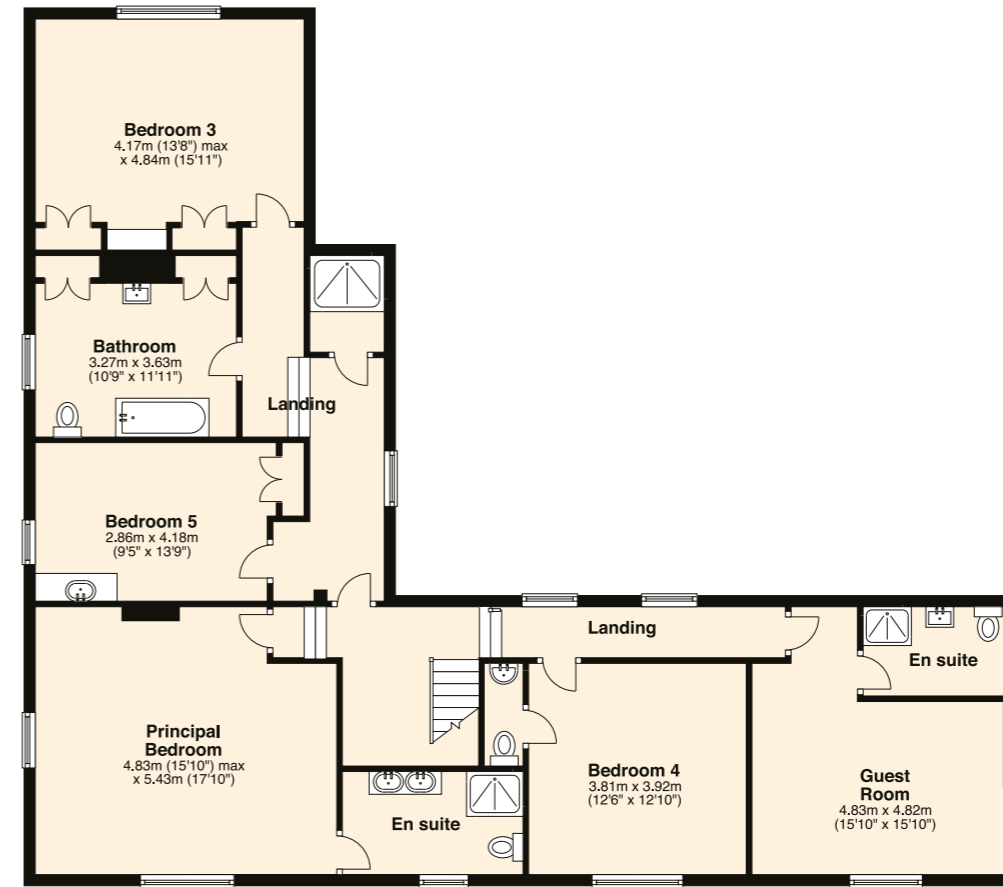
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Ground Floor



First Floor



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NEAR & FAR

The local village of Empingham sits equidistant between the market towns of Stamford and Oakham, which both have excellent rail links, a fantastic array of restaurants, pubs, and amenities as well as weekly open-air markets. With Rutland Water's amazing leisure facilities also just a stone's throw away, you will spend countless hours walking, fishing, cycling or playing outdoors with the kids. The village itself has a church, Methodist chapel, village hall

with regularly held activities and events, medical centre with dispensary, local shop, hairdressers, pub and an active bowls and cricket club, so there are plenty of opportunities to get stuck into village life.

Educational facilities include a pre-school, Empingham C of E Primary School, with the highly-regarded state secondary school, Casterton College, close by. With independent education in mind, there are the Stamford Endowed

Schools, Oakham School and Uppingham School nearby, all offering boarding facilities.

Stamford Railway Station offers a one-stop link to Peterborough which connects to London King's Cross - ideal for commuters and day-trippers alike. Extensive bus routes serve the area, linking to destinations near and far, which are also easily accessed by road via the A1.

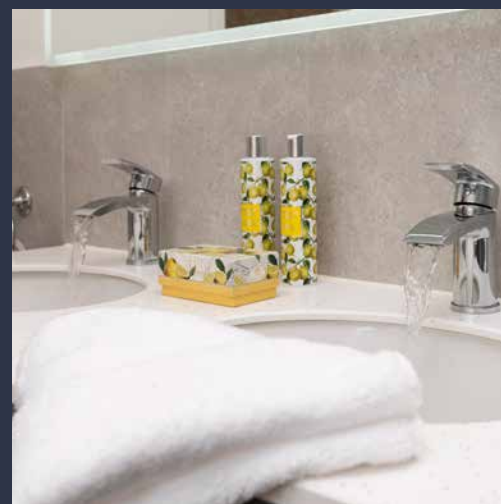
LOCAL INFORMATION

Stamford
3.8 miles (8 minutes)

Oakham
7.3 miles (12 minutes)

Uppingham
10 miles (18 minutes)

Peterborough Railway Station
17 miles (23 minutes)



Shacklewell Lodge, Stamford Road, Empingham LE15 8QQ



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