

# REGENT COTTAGE

— ✦ — EMPINGHAM — ✦ —



Picture postcard, thatched cottage magic comes to life in the rural village of Empingham, at Regent Cottage.

Tucked behind a privacy screen of laurel hedging, pull through the timber gates onto the private, gravelled driveway of this charming 1700s Grade II listed home.



## FAIRY TALE FANTASY

Chocolate box cottage bliss lies directly ahead. Guiding you to the picturesque thatch porch and your front door, a streamlined gravel path extends like a breadcrumb trail, dividing the south-facing lawn into two lush rectangles.

Thatched in recently renewed Longstraw, Regent Cottage looks every inch the fairy tale home. Deriving its name from its former incarnation as a petrol station (Regent Petroleum), pass by a quaint thatched hut, believed to have been the office, on your way to the inviting front door.

Ample parking is on hand, with a path running along the side of the detached double garage, currently serving as a home office, also available to house a motor or two.







## A WARM WELCOME

Although not made of gingerbread, this country cottage is delectable in its presentation. Step into the sumptuous sitting room, lined in brand new, creamy toned carpet.

Immediately spy the ever-present motif of traditional features - wooden latched doors, oak beams and windowsills which are the hallmark of this home.

Snuggle up on the sofa in front of the cosy fireplace, with stone hearth and oak lintel. Currently housing an electric stove, it retains its working chimney.

Light streams in through the window overlooking the sunny garden, with mellow sconce lighting to the walls. Ahead, spindle stairs run up to the first floor.







## SAFE AND SNUG

Slip through to the left, into the snug. Homespun walls are whitewashed for a bright feel, light also enters through a square paned window to the front. Rest awhile in the window seat and soak up the garden views.

Upon its red brick hearth, a cast iron fireplace emanates warmth and cheer. Characterful beams overhead play their part in the ambient charms of this room.

Sconce lighting illuminates the way forward, stepping up to a latched door, embossed with ornate stained-glass feature pane.



## FEAST YOUR EYES

Returning through the snug and sitting room, cross into the third reception room; a spacious room that can happily host a minimum of six around a large dining table with room for additional furniture.

Part of a 1980s extension, sympathetic to the original style, this room is as versatile as it is enamouring. Light and welcoming courtesy of windows to the front and rear, configure this room to your needs; whether as a dining room, play room, or further bedroom.

## REFRESH AND REVIVE

Beyond the latched door discover a refreshing shower room, recently installed, fully tiled and fitted with contemporary three piece suite. Another elegant stained-glass window draws in natural light.







## A SOCIABLE HUB

Step up onto the polished-oak parquet flooring into your kitchen; where classic and contemporary style blend harmoniously here, with heritage oak worktops gleaming beneath a modern trio of pendant lighting.

White units create a crisp feel, counterbalancing the oak of the floor and worktops. With a plethora of cupboards and drawers within the wall units and central island breakfast bar, a country feel is added by the glass-fronted cabinets on the wall.

Encased in earthy redbrick, a fireplace set beneath an oak beam adds quaint authenticity to the scene.

Cook up a feast for the family on the five-ring gas hob of the integrated oven. Additional inset appliances include a dishwasher, with space for a freestanding American-style fridge-freezer.

Take advantage and dine alfresco within your walled courtyard garden. Step through the French doors and into your private haven.





# STEP INTO HISTORY

A couple of red brick steps entice you up to the bedroom wing of the ground floor.

Never has the phrase ‘your room is a pig sty’ rung with more truth...beyond a wooden door, step through into a former pig sty, now a serenely styled bedroom.

Here, Velux windows sit within the vaulted ceiling, adorned with rustic treacle-toned beams, while dainty, smaller windows let in light to the side of the recently completed contemporary haven.

Continue along the corridor, peeping through to the new bathroom. Recently completed, soak away your cares in the contemporary, P-shaped bath, with pump shower over. Tiled walls and flooring in a modern grey, floating wash basin with vanity unit and WC all help to serve up a stylish bathing experience.

Along the way discover a second bedroom. Overlooking the east-facing courtyard, this double bedroom has a secluded, peaceful feel, aided by its exposed beams and lower windows.



Returning to the sitting room, take the carpeted stairs up. On the first floor, the 1700s feel of the cottage truly reveals itself, cosy and snug beneath the lower ceiling of the thatched roof.

Lift the latched door to the left and peek through at the third bedroom. Oak beams adorn the wall behind the bed, with feature windows providing glimpses of the garden. Fitted blinds feature in every room at Regent Cottage.

Across the landing sneak a peek through another latched door at the characterful, whitewashed walls of another double bedroom. Utter bliss!







# SUNNY SANCTUARY

South-facing lawns, bordered by colourful planting, provide the perfect outdoor haven. A selection of sun terraces and seating areas provide serene spaces in which to spin a daydream with a glass in hand.

Past the thatched outbuilding, a double garage is currently used as an office. Heated, fitted with electrics and receiving WIFI signal from the home's broadband, what better spot to work from?





THE FINER DETAILS

- Freehold

Constructed in 1700s and later extended

Grade II listed (EPC exempt)

Rutland County Council, tax band E, £2,578.15 (2020/21)

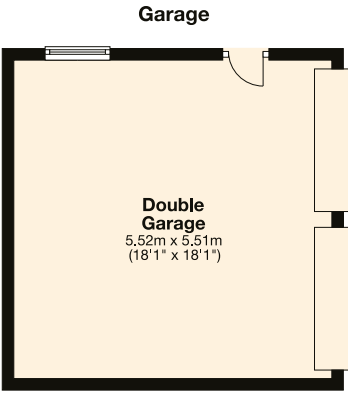
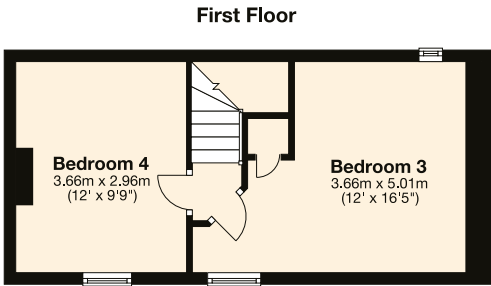
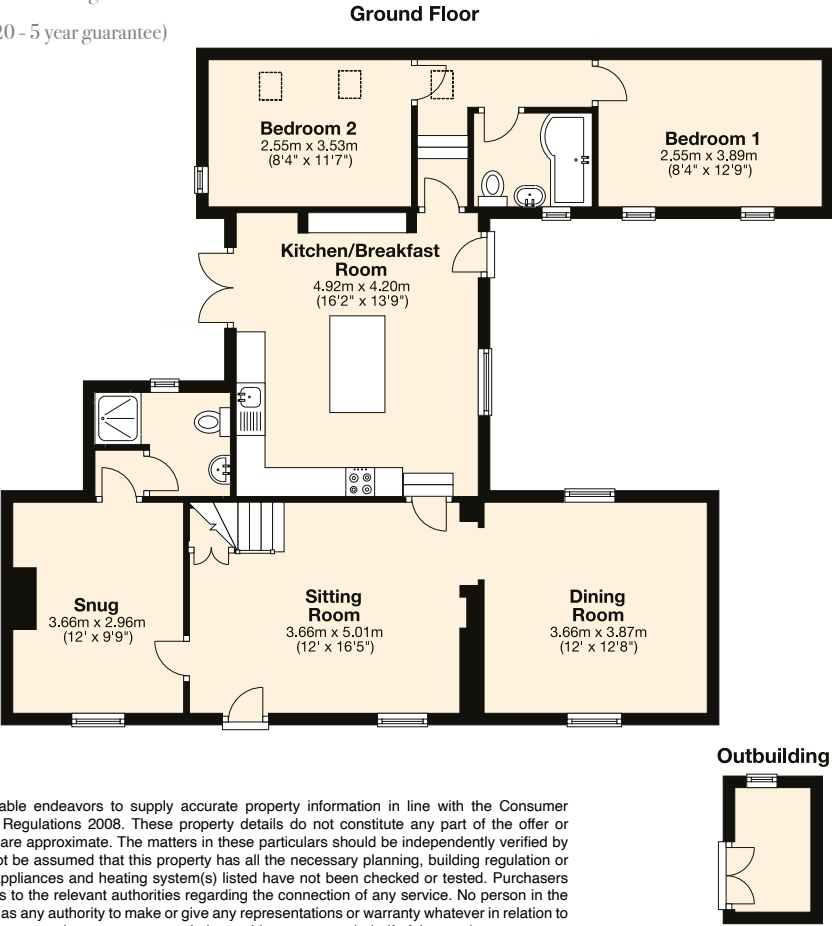
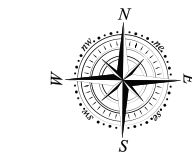
Mains electricity, water, gas and sewage

Recently re-thatched (2020 - 5 year guarantee)
- Ground floor: approx. 100.3 sq. metres (1079.3 sq. feet)

First floor: approx. 29.5 sq. metres (318.0 sq. feet)

Outbuilding: approx. 30.5 sq. metres (327.8 sq. feet)

Total area: approx. 160.3 sq. metres (1725.2 sq. feet)



Not in actual position



EXPLORING EMPINGHAM...

A village with a true community feel, Empingham is a historic location with a legacy dating back to the Saxons.

Enjoy the traditional elements of life in rural England. Wind the clock back and take part in church fundraising events, concerts and bonfire celebrations.

Gather with friends at the local cricket club to watch international sporting events.

The village is fortunate enough to have its own medical centre with dispensary, a village store open seven days a week for all the essentials, while Empingham Church of England Primary School is a few minutes’ walk away.

Treat the family to dinner out at local pub The White Horse, after working up an appetite with a tour around the bridleways, footpaths and cycle routes of beautiful Rutland Water.

For commuters London is only a 45-minute commute away (to King’s Cross) from nearby Peterborough.

LOCAL DISTANCES

- Stamford: 5.3 miles (9 minutes)
- Oakham: 5.8 miles (9 minutes)
- Uppingham: 9.6 miles (16 mins)
- Witham on the Hill: 11 miles (17 mins)
- Peterborough: 18.7 miles (24 mins)







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