



# Two Bedroom Detached Cottage in Empingham

**Two Hoots Cottage, Nook Lane, Empingham, Oakham, LE15 8PT**

Freehold



Reception room • Kitchen • Two bedrooms • Shower room • Mezzanine level/Bedroom Two • Wood Burner • Underfloor Heating • Garden • Sought After Village Location next to Rutland Water • EPC Rating C

### Situation/Location

The village of Empingham is set in a highly desirable position, just moments from Rutland Water, with its wonderful choice of watersports, walking, cycling and nature trails. The village has several everyday amenities, including a local shop, pub, a medical centre and a primary school, while the village is equidistant from the bustling towns of Oakham and Stamford, both of which are five miles away. Oakham and Stamford both offer a variety of facilities, as well as a number of excellent schools, including the independent Stamford Endowed Schools and Oakham School.

The area is well connected by road, with the A1 less than four miles away, while mainline rail services to London can be found at both Oakham and Stamford (via Peterborough or Leicester).

### The Property

Two Hoots Cottage is a charming stone-built cottage set in the heart of the village of Empingham and within easy reach of Rutland Water. The accommodation is light and airy throughout, with exposed brickwork, timber beams and vaulted ceilings helping to create a thoroughly attractive environment.

The main living area is the open plan reception room and kitchen. French doors and a

dramatic upper window bring plenty of natural light to the room, while there is also a woodburning stove, helping to create a cosy and comfortable atmosphere. The kitchen has shaker-style units and wooden worktops as well as a range cooker, while there is also space for a dining table. The ground floor features underfloor heating throughout. There is one double bedroom and a shower room on the ground floor, there is also a mezzanine first-floor, which could be used as a well-proportioned second bedroom, an office space or an additional reception room.

### Outside

The cottage has a block-paved driveway, with parking space for one vehicle at the front of the property. To the rear there is a low maintenance private garden, with paved and gravel terracing.

### Local authority

Rutland County Council, +44 (0)1572 722577

### Council Tax Band C

### Viewing

Strictly by appointment with Savills

### Services

Mains Electricity, Water & Drainage

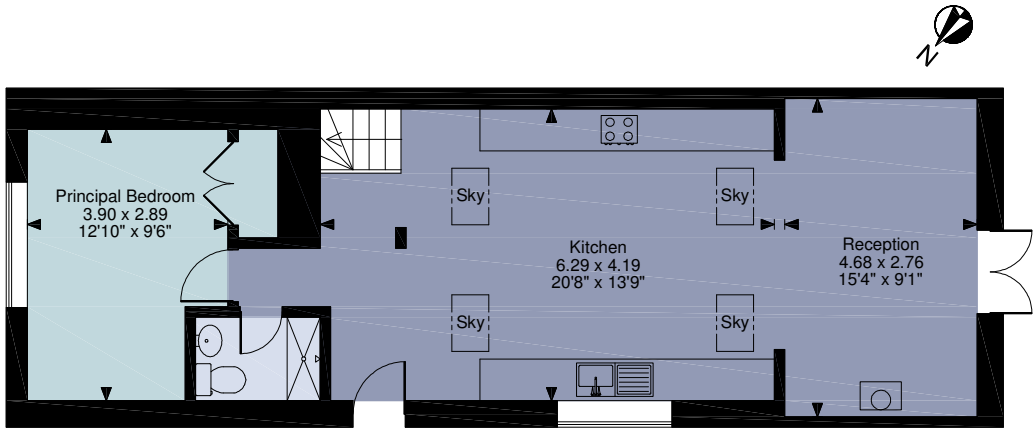
**Date of Photography & Particulars: January 2021**



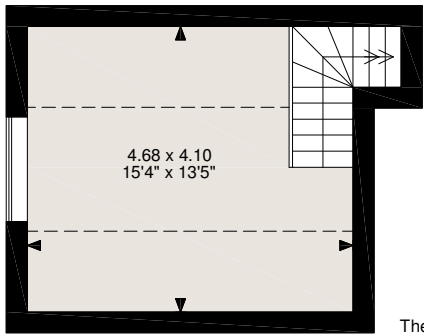


Two Hoots Cottage, Nook Lane, Empingham, Rutland LE15 8 PT  
Main House gross internal area = 706 sq ft / 66 sq m

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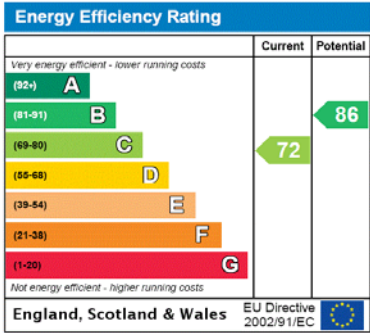


Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
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