



NORTH BROOK HOUSE

— EMPINGHAM —

WELCOME HOME

Luxury living awaits at North Brook House, a former granary building, magnificently remodelled as a five bedroom family home in the wonderful Rutland village of Empingham.

Set amongst a collection of six individually designed unique homes, North Brook House soaks up the countryside scenes from its peaceful position on the fringe of the village.



North Brook House; a light-filled, spacious family home, where characterful comfort is ingrained within its rustic walls.



ELEVATED LIVING

Turning off the main street, pull up onto the gravel driveway and park in the double garage ahead. Keen cyclists can park up in the handy bike store adjacent.

Embracing the locale, the unique home sits beneath a handsome Collyweston-style slate roof, a tantalising sight of slopes and angles, creating its own utterly unique fingerprint on the landscape. Retaining its triangular charm, elevated on its north-east facing plot, where it enjoys paddock and extensive countryside views.



A HOME WITH FLOW

A gravel path guides you to the solid oak front door. Once inside, step onto cream-coloured tiles. Exposed stone and oak evoke a sense of this home's heritage in the entrance hallway. Pass the guest cloakroom on the left as you make your way up three steps to the inner hallway, passing handy coat cupboards and proceed to the hub of the home.

Emerge into a light-filled open-plan kitchen-dining room, where exposed timbers adorn the double height vaulted ceiling above. Bifold doors draw the outdoors in, providing instant access to the balcony beyond, tempting you out to enjoy sunny breakfasts overlooking the immaculately manicured knot garden below.



LIGHT-FILLED LIVING

High ceilings add a sense of space and the bespoke oak kitchen embraces the country feel of this home, factoring in barrel fronted cupboards to its ample supply of cabinetry. Granite worktops make a mature contrast to the warmth of the oak, with two dishwashers, an undermounted Belfast sink, bank of ovens and an induction hob with recessed extractor fan set within the peninsular unit. Exposed stonework incorporates original elements of the grain store into the design of this warm and welcoming home.

Continue into the large laundry and boot room, offering a practical space to carry out household chores. A door provides ease of access to the outside making for swift entry and exit with muddy boots and paws after you've made the most of the local countryside walks around Rutland Water.



SOAK UP THE VIEWS

North Brook House has five generous double bedrooms, the first of which is situated at the north end of the home and is found by ascending the illuminated oak staircase. Following its angles up to the first floor, arrive at a large double bedroom, accentuated by exposed stone and a Juliet balcony overlooking the north aspect and side garden. A second window frames views out to the east, drawing in views over the garden, whilst a second set of stairs provides access to an en suite bathroom.



EXPLORE FURTHER

Returning to the ground floor, sneak a peek at the next spacious bedroom, situated off the hallway, featuring a wall of fitted wardrobes and country views via French doors opening to a Juliet balcony. Once more, served by a refreshing shower room en suite, contemporary tiling underfoot balances with the rough-hewn rusticity of the original exposed stone wall.



Next, continue straight ahead onto the mezzanine level, where plinth lighting in the oak floor and glass balustrades amplify the airy brightness. Offering a bird's eye view over the resplendent drawing room below. From here, arrive at the study area, where A-frame oak beams extend above fitted oak bookcases. Light flows in through two windows overlooking the front.

PEACEFUL RETREAT

A set of stairs descend to the garden level. A secluded spot to step away from the hustle and bustle of family life. The drawing room offers an ideal spot to unwind. Bathed in light, double height windows extend up to the vaulted ceiling above, framing corner views out over the lush lawn and neighbouring paddock. Soak up the sunshine indoors or out, with double doors opening to the terrace, for the ultimate summertime flow.

A large wood-burning stove creates a cosy welcome, filling this substantial space with warmth and a genial atmosphere - perfect for evenings snuggled up on the sofa.



ULTIMATE PRIVACY

Continuing along the hallway, arrive at the next bedroom, lined in oak flooring with an exposed stone feature wall. Currently serving as a family snug, this spacious double bedroom is cosy and inviting with garden views.

Beyond here, passing a large linen closet, explore a bright double bedroom enjoying another pretty garden outlook, while thick oak beams add character alongside exposed stonework. Built-in wardrobes provide plenty of storage. At the end of the hallway, refresh and revive in the bountiful bathroom, with walk-in shower with rainfall head, freestanding bath, wash basin and lavatory.



YOUR PRIVATE SANCTUARY AWAITS

Arrive at the principal suite, where bifold doors soak up the morning and early afternoon sun, opening up to connect effortlessly with a stone terrace overlooking the knot garden and onwards to the adjacent paddock. What better place to sit back and unwind and gather your thoughts before heading out to start your day? Exposed stone walls and amber-toned beams fill this room with quintessential country character.

Abundant storage for all your clothes is discovered within the large dressing room, cleverly concealed panel doors within the wall also opening to reveal a hidden wet room. Contemporary tiling surrounds the en suite, fitted with rainfall head. Also featured in here are dual wash basins, lavatory and a full height window looking out over the garden. Returning from the en suite, spy a quirky triangular peephole window in the exposed stone, one of many such windows hidden about the home.



A TRANQUIL OASIS

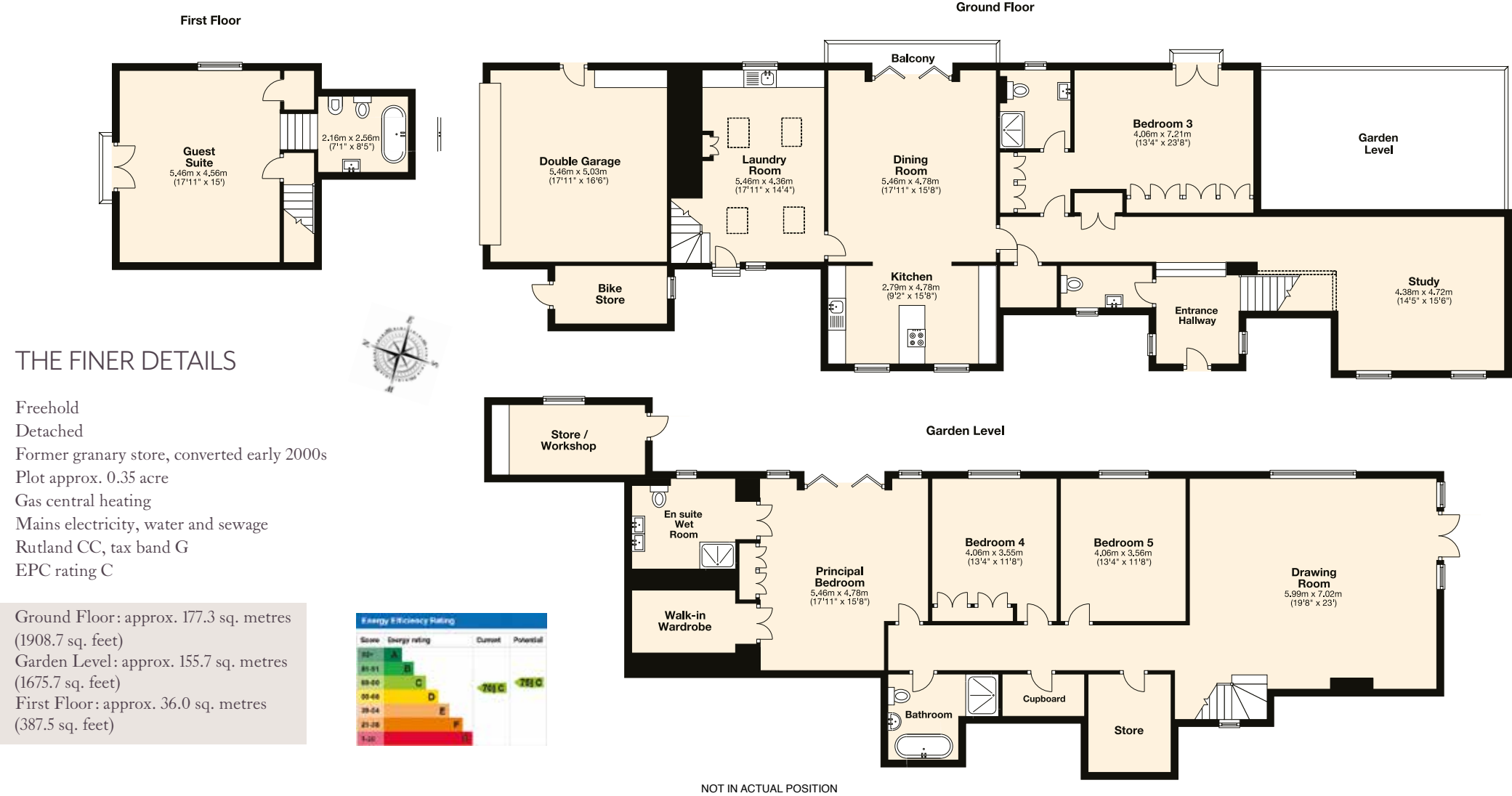
Iron estate fencing marks the boundary of North Brook House, with lush lawn set alongside box hedging and terraces offering sunny pockets for al fresco dining. Two garden areas offer space to unwind: both encapsulating the breath-taking setting.

A convenient store and workshop tucked to the rear of the home provides space for gardening paraphernalia.

WHAT THE OWNERS LOVE:

“It’s such a friendly community village with great neighbours, and beautiful views - we are blessed to live in such a place.”







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