



## Davenport Cottage

53 Church Street | Langham | Rutland | LE15

FINE & COUNTRY





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## KEY FEATURES

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- A Non-Listed Victorian Cottage, a Conversion of Former Stables
- Set Amongst Other Conversions in the Grounds of Langham's Old Hall
- Ideal as a Permanent Residence, Second Home or as a Rental Investment
- Kitchen, Two Reception Rooms, Two Bedrooms Plus a Bathroom
- Off Road Private Parking and a South Facing, Stylish Courtyard Garden
- Situated Approx. 2 Miles from Oakham and 10 Miles from Stamford
- Total Accommodation Extends to Circa 656 Sq.Ft.
- Management Charge: £45 pcm











#### DESCRIPTION

Dating from 1850, Davenport Cottage is a charming period cottage converted from part of the stabling for Langham's Old Hall. The cottage has been refurbished throughout to create a stunning home whose elegant interior features light-filled rooms and original period details such as large, restored windows and oak beams, whilst outside the stylish, courtyard garden is both sunny and private. With its period charm, immaculately presented interior and lovely south-facing outlook, Davenport Cottage is a unique property in an excellent location.

#### GROUND FLOOR ~ KITCHEN & LIVING ROOMS ~

The front door opens into a sunny open-plan living space which incorporates a Living Room with lovely south-facing windows, and a spacious Dining Room which also has views over the courtyard. At the heart of the cottage is the bespoke Kitchen, fitted with painted oak units with granite work-surfaces and an inset sink and mixer tap. The electric single oven with electric hob as well as the fridge/freezer are integrated; the dishwasher and washer-dryer are free standing but included in the sale. The wonderful vaulted ceiling and window to the front enhance the sense of space and light.

#### FIRST FLOOR ~ BEDROOMS & BATHROOM ~

The elegant staircase has under-stairs storage and leads to two pretty double Bedrooms, both with south-facing windows and large fitted wardrobes. The well-planned Bathroom has a bath with over-head shower, WC, basin and a heated towel-rail.











#### OUTSIDE ~ COURTYARD GARDEN & PARKING

Set in a quiet, private location off the village street, electric gates lead to allocated parking for two cars. Laid out in front of the lovely facade is a wonderful courtyard sheltered by stylish planters filled with clipped topiary. External areas, including the courtyard, lighting and clock-house are maintained by a gardener and management company.

#### SITUATION

Davenport Cottage is excellently located within the pretty Rutland village of Langham, 2 miles from Oakham and a few minutes drive from Rutland Water. Langham has a school,



Church and two pubs whilst there are more amenities on offer in Oakham and the lovely Georgian town of Stamford is just ten miles away. The property has quick access to the A1; the East Coast direct main line to London Kings Cross runs from Peterborough, (22 miles), and Oakham Station has daily trains to Stansted Airport and Birmingham. There are many fine schools in the area including Oakham, Uppingham and Oundle and a number of local preparatory schools. Rutland Water offers outdoor pursuits including trout fishing, cycling, and sailing and nearby Greetham and the Stapleford Park Hotel have golf courses. Excellent local restaurants include Michelin starred Hambleton Hall and The Olive Branch at Clipsham.





**LOCAL AUTHORITY:** Rutland County Council

**Council Tax Band:** C

**SERVICES:** Mains Electricity, Water and Drainage, Gas Central Heating

**TENURE:** Freehold

**DISCLAIMER:**

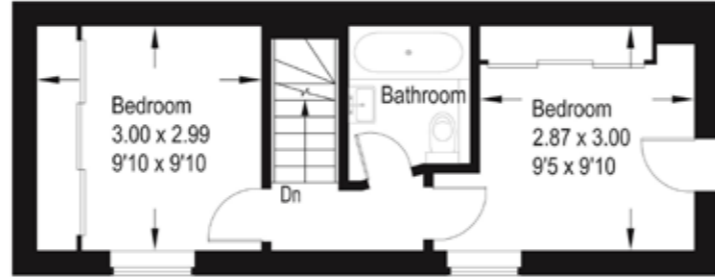
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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

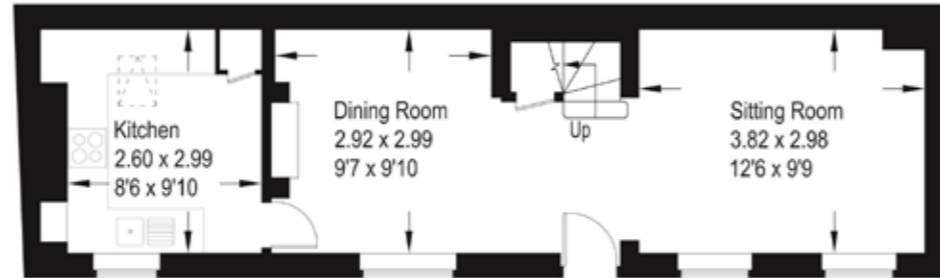
**Agents notes:**

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First Floor



Ground Floor



Approximate Gross Internal Area = 61 sq m / 656 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. JonHolmesPhotography © 2014



# LOCATION







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