



The Old Engine House
Church Street | Langham | Oakham | Rutland | LE15

KEY FEATURES



- A Grade II Listed Period Home, Retaining Some Original Features
 - The Property Forms Part of the Former Stable Yard to Old Hall
 - Situated in the Heart of the Popular Village of Langham
 - Reception Room, Kitchen and Downstairs Shower Room
 - Two Double Bedrooms and a Family Bathroom
 - Courtyard Style Garden with Access from Reception Room
 - Off-Road Parking for Up to Two Cars
 - Total Accommodation Extends To 1086 Sq.Ft.
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A delightful building, this engine house, a relic from the past, has been beautifully converted into a home merging the old and the new, with 2 bedrooms upstairs, bathrooms on two floors and a kitchen and particularly spacious reception room downstairs. Part of a development of 5 properties, this sturdy, stone, standalone building with its metal framed and latticed windows, falls under the grade II listing of the Gatehouses to Old Hall.

Langham is a thriving village off the A606 just north of the Rutland county town of Oakham where direct trains travel into London; Stamford is about a 15 minute drive and the A1 even nearer. Leicester is about a 40 minute drive to the southwest.

The property stands beside the attractive gatehouse designed by H. Goodhart Rendel in Arts & Crafts style with its charming lofty clock tower above the rooftops, and opposite St. Peter & Paul's Church in the heart of the village. Entrances into The Old Engine House are on both sides, either through the original, impressive, solid timber door or through more modern, glazed French doors from an enclosed gravelled garden. Parking is available either directly outside the front door, on the lane or down a drive into a secluded community area behind.





You enter into the large, dual aspect reception room which is over 21 foot long and has an exceptionally high ceiling. Natural light is shed through the French doors on one side and glazed panels in the original door, above which is a large transom window, on the other. There is plenty of space for relaxing in front of a television, working at a desk as well as dining if wished. Past the staircase, which rises from the room, is the streamline kitchen which also has room for a dining table. It has been tastefully fitted in quality base units topped with solid timber providing a good run of worktop. A Neff electric hob and oven are integrated, so too an under counter fridge, freezer, dishwasher and a washing machine. A convenient contemporary feature is a boiling water tap at the sink over which internal folding shutters flank the large window. A second window is at the gable end indicating the

great thickness of the walls ensuring a cool temperature in the heat of summer and warmth in the winter months with the property's mains gas central heating. Also downstairs, there is a shower room and WC off the reception room, next to which is a built-in cupboard.

The main bedroom is up the first flight of stairs and benefits a vaulted ceiling with a wall of built-in wardrobes and a bathroom with a fitted bath, off the landing right outside. Original structural timbers are a feature upstairs adding character. A few more stairs lead up to the over 19 feet long second bedroom in the eaves which is head height along the centre right to the far end where floor to ceiling windows overlook the lane and the churchyard. The room can take a double bed but a single with ease, and has built-in storage

and space for more furniture.

"Outside, the gravelled area through the French doors always catches the sun somewhere throughout the day as it moves round," attests the owner who has enjoyed living here for the last 11 years. "The property had already been converted by a London firm when I came here and I am the only owner since then. Five properties were created in the development – my property plus two in the next door gatehouse, and two in the converted stables behind, all part of Old Hall. We have a management committee which costs £45 per month and includes maintenance of the communal area, service of the gates and the clock on the Clock House. It is a nice secure area behind with an allocated parking space. It is a lovely village and the church is open most of the

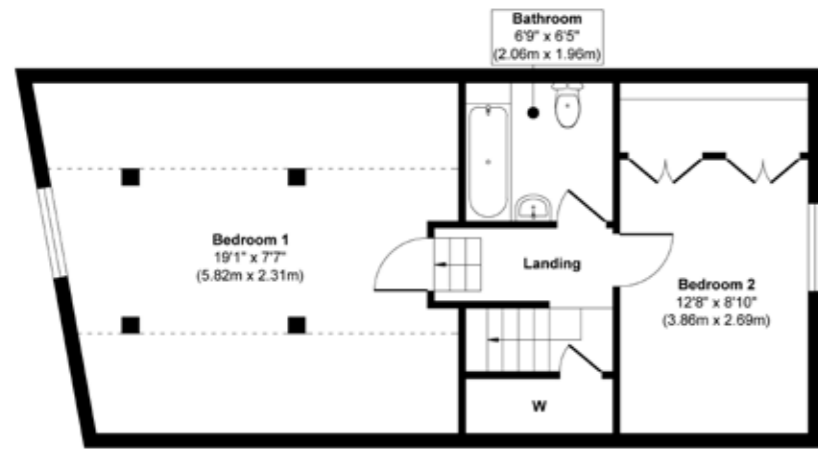


time. We are encouraged to walk around the grounds as they have created a wooded walk which is very pretty. Dogs are welcome and the church even offers a pet's blessing if you have a dog, for instance!"

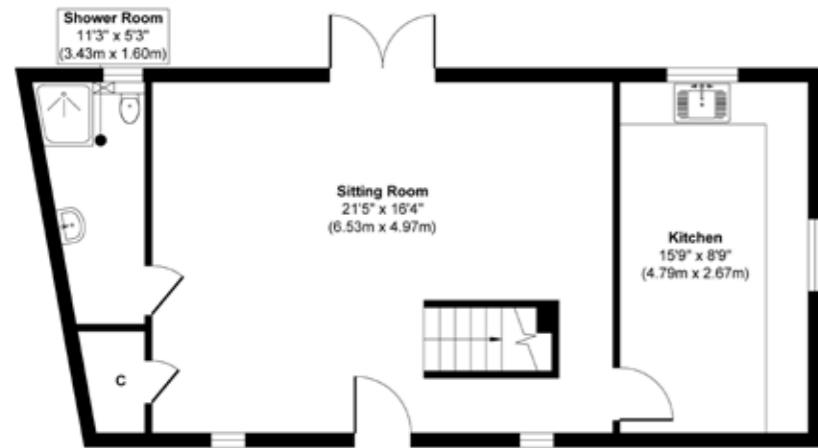
Langham is situated just off the Oakham to Melton Mowbray road. A very attractive village, it has a little stream meandering through it and incorporates a Conservation Area containing 40 listed buildings. There are numerous other structures that are listed as well as some important ancient hedgerows, bridleways and trees. The earliest reference to Langham was in 1398 when it had its own Manorial Court but the building of the parish church began earlier in the 13th century.

The village has a good community with a busy village hall used for evening classes such as yoga and bridge, as well as events such as fish and chips nights, or it can be hired out for private parties. A monthly Langham village publication is posted through your door to keep residents informed. A lively place, a street market involving the villagers takes place every year in August, and there is a popular pub, The Wheatsheaf, which serves food that can be taken away or even delivered. Another pub is The Noel Arms, also where you can eat and with a function room. Langham has its own primary school recently rated Good by Ofsted, and Oakham has excellent secondary schools, private and state.

LOCATION



First Floor
Approximate Floor Area
543 sq. ft
(50.53 sq. m)



Ground Floor
Approximate Floor Area
543 sq. ft
(50.53 sq. m)

Approx. Gross Internal Floor Area 1086 sq. ft / 101.06 sq. m

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

Produced by Elements Property



LOCAL AUTHORITY: Rutland County Council

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

Council Tax Band: D

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.

The property is a Listed Building and therefore does not require an Energy Performance Certificate



Agents notes:
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