

JAMES
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KING WEST



THE MANOR, 36 CHURCH STREET, LANGHAM, OAKHAM



KING WEST

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A charming Grade II listed Manor House, dating back to the early 17th Century, offering substantial accommodation with a detached three-bedroom cottage and versatile outbuilding, all set within approximately 1.5 acres of grounds in the picturesque Rutland village of Langham.

The Manor

36 Church Street, Langham, Oakham, LE15 7JE

Oakham (3 miles) Uppingham (9 miles), Stamford (13.5 miles), Leicester (20 miles), Peterborough (27 miles) (Trains to London Kings Cross in 50 minutes).
(All times and distances are approximate)

- An attractive Grade II listed period home, built of stone beneath a Collyweston roof
- Extensive accommodation arranged across three floors, offering excellent scope for refurbishment
- Reception hall, boot room, laundry room and ground-floor WC
- Open-plan kitchen/ breakfast room with Aga, central island and first-floor office
- Sitting room, garden room, drawing room, family room, dining room and playroom
- Principal bedroom with dressing area and ensuite bathroom
- Four further bedrooms, served by three bathrooms and two shower rooms
- Versatile second floor accommodation with two additional bedrooms
- Detached three-bedroom cottage, with Kitchen/Dining room and sitting room
- Substantial outbuilding with a variety of potential uses, subject to planning
- Mature wraparound gardens with a spacious dining terrace and sweeping gravel driveway

Situation

Occupying a peaceful and tranquil setting, The Manor enjoys an enviable position in the sought-after village of Langham. Amenities include; Langham Church of England Primary School, a village hall, Langham Community Park, Rutland Polo Club, and a public house/restaurant, The Wheatsheaf.

The property lies just three miles north of the thriving and picturesque market town of Oakham. Oakham offers a rich blend of historic charm and modern convenience, featuring an excellent array of independent boutiques, high-street shops, cafés, pubs, restaurants, and essential services including train and bus stations, supermarkets, pharmacies, and a hospital. The town also benefits from a twice-weekly traditional markets and a variety of cultural and community events throughout the year.

Education in the area is outstanding, with a choice of well-regarded primary and secondary schools. Prestigious independent schools such as Oakham School, Uppingham School, and Stamford School are all within easy reach, making the area particularly attractive to families.



The Manor is ideally positioned for commuting, with Oakham railway station nearby providing connections to major hubs. In addition, Leicester, Nottingham, Peterborough, Corby are all easily accessible by road and rail, each offering direct mainline services to London with journey times of around an hour.

The surrounding countryside is nothing short of spectacular, with the renowned Rutland Water just minutes away. This expansive nature reserve and reservoir offer an abundance of outdoor pursuits including sailing, cycling, scenic walking trails, birdwatching, and fishing. For golf enthusiasts, there is an excellent choice of courses nearby including Rutland Water Golf Club, Luffenham Heath, Greetham Valley, and the historic Burghley Park Golf Club.

Description

Enjoying a private setting in the heart of Langham, The Manor is an attractive Grade II listed period home, constructed of stone beneath a Collyweston slate roof. Dating principally from the early 17th century, with later additions, the property offers extensive accommodation extending across three floors, complemented by a detached three-bedroom cottage. Rich in character throughout, the house retains a wealth of original features whilst presenting an exciting opportunity to update a substantial village home of considerable character.

Approached via a sweeping driveway, the oak front door opens into a spacious reception room, immediately establishing the home's period charm. A stone fireplace forms a welcoming focal point, complemented by exposed beams overhead, fitted shelving and a stone mullioned bay window overlooking the front garden. Practical storage for coats and cloaks is neatly positioned by the entrance, while the oak principal staircase rises to the first floor.

Positioned to the right of the hall, the dual-aspect drawing room is centred around a handsome stone fireplace, while a stone mullioned bay window draws in natural light and enjoys picturesque garden views.

To the rear of the entrance hall, an inner hallway provides access to a utility room, fitted with a sink, oven, hob and plumbing for both a washing machine and tumble dryer. A ground-floor WC, boot room with fitted storage and a secondary entrance further enhance the practicality of this section of the home. A spiral staircase also rises from the rear hall, providing alternative access to the first floor.

The family room is positioned centrally within the house and leads through to the dining room, a bright dual-aspect space ideally suited to formal entertaining. French doors connect directly to the adjoining playroom, creating excellent flexibility for family life.

Situated to the opposite side of the entrance hall, the sitting room offers a more intimate reception space, boasting an open fireplace and views over the front garden through shuttered stone mullioned windows. From here, doors lead both to the playroom and to the garden room beyond.

The garden room provides a delightful space from which to enjoy views of the grounds throughout the seasons. A large picture window frames the garden beautifully, while exposed stonework and French doors opening onto the terrace create a connection between the indoors and out.

Adjoining the garden room and playroom, the kitchen is a bright triple-aspect room enjoying attractive views in every direction. Fitted with extensive cabinetry, tiled work surfaces and a central island providing additional storage, the room centres around a striking Aga with twin hot plates set within an exposed stone surround. A sink is positioned beneath a window overlooking the garden, while French doors open directly onto the dining terrace. With ample space for a breakfast table, the kitchen offers an inviting setting for informal family meals. A spiral staircase rises from the kitchen to a useful first-floor office, creating further flexibility within the accommodation.

Returning to the reception hall, and ascending the principal staircase, the first-floor landing provides access to the bedroom accommodation. To one side, two generous double bedrooms both benefit from ensuite facilities, one enjoying a dressing area and attractive stone mullioned bay window with window seat, while the other features deep-set windowsills and views across the grounds. The secondary staircase also connects conveniently to this part of the house.

The principal suite occupies a particularly attractive position, benefitting from fitted storage cupboards within the dressing area and an ensuite bathroom fitted with a bath and shower over. A stone mullioned bay window with integrated window seat provides an attractive feature and enjoys views across the surrounding gardens.

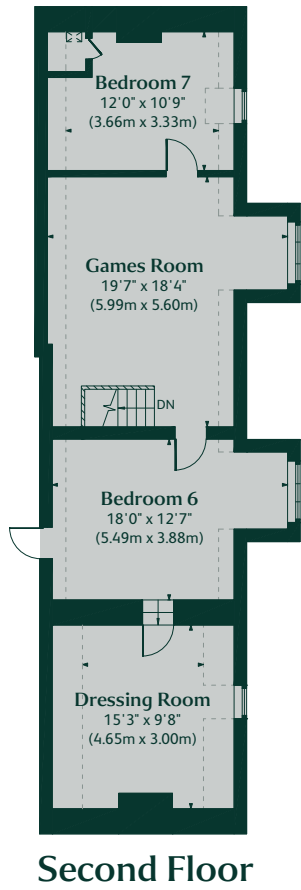
Further along the landing are two additional bedrooms, served by two separate bathrooms. One bedroom benefits from fitted wardrobes, while the other is a spacious triple-aspect room enjoying excellent natural light and views across the gardens.

A staircase rises to the second floor, where substantial attic accommodation offers excellent versatility. Subject to any necessary consents, these rooms could provide additional bedroom accommodation, games room, home office space or further storage, allowing the property to adapt to a variety of future requirements.

The Manor House presents a rare opportunity to acquire a substantial period home of considerable character within one of Rutland's most desirable villages, offering generous accommodation together with significant scope for refurbishment.

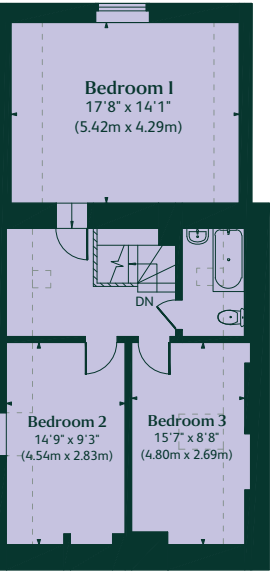
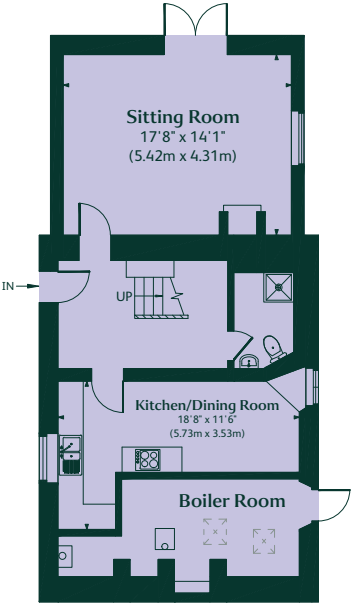
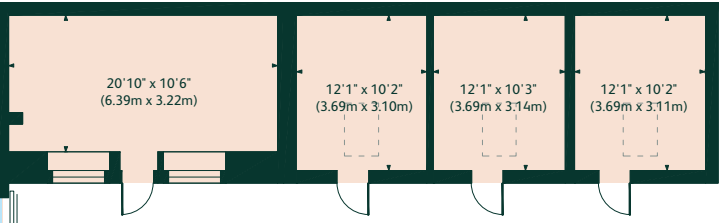
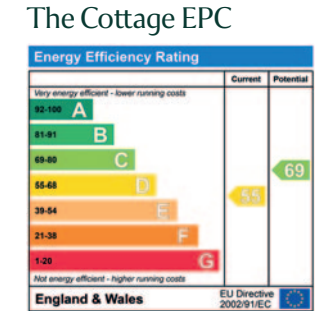
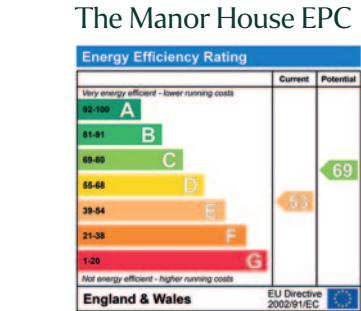
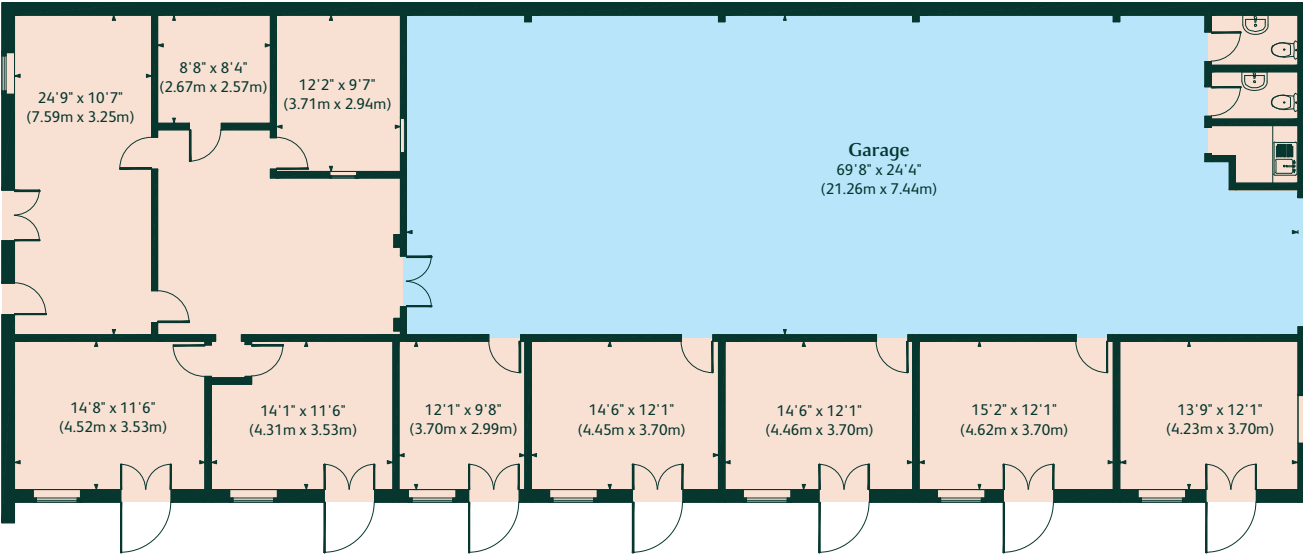
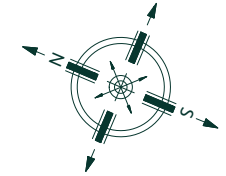


Floorplans



Approximate Gross Internal Area

- Main House = 668 sq.m/7195 sq.ft
- Cottage = 140 sq.m/1504 sq.ft
- Outbuilding = 392 sq.m/4224 sq.ft
- Garage = 161 sq.m/1730 sq.ft
- Total = 1361 sq.m/14653 sq.ft**



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The Cottage & Outbuildings

Complementing the house, the detached cottage is ideally suited to multigenerational living, guest accommodation, or potential income generation, subject to the necessary consents. Benefitting from its own independent access to the rear, the cottage provides well-proportioned accommodation arranged over two floors.

The ground floor is centred around a comfortable sitting room, with French doors opening directly onto the garden. The kitchen is fitted with integrated appliances and offers ample space for a dining table, providing a practical setting for everyday living. A ground-floor shower room completes the accommodation on this floor. To the first floor are three double bedrooms, served by a family bathroom fitted with a bath. The cottage also benefits from its own private garden.

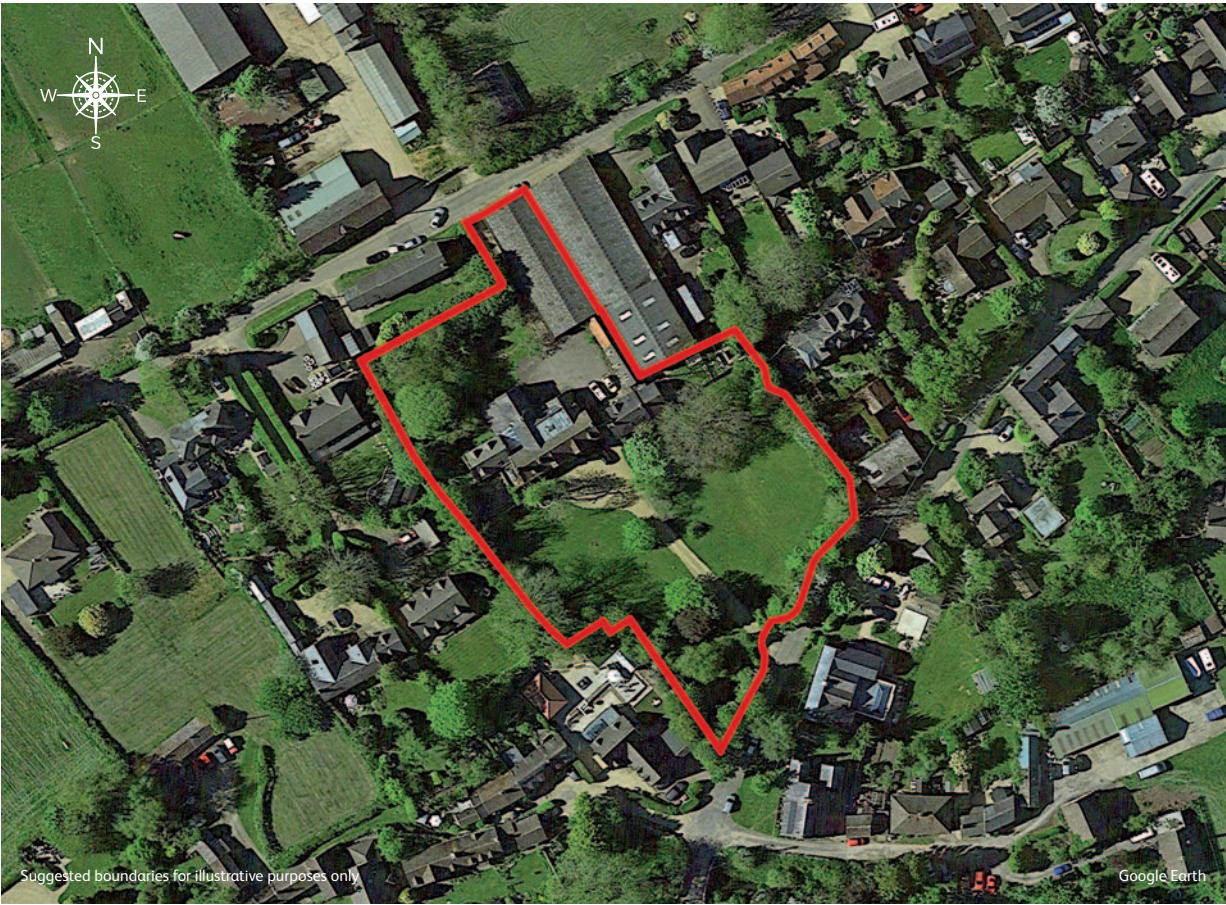
Further enhancing the property’s versatility, a range of outbuildings are positioned to the front of the cottage, including a three-bay stable block and a variety of useful ancillary buildings, providing excellent storage and presenting an ideal opportunity for equestrian use, together with scope for a range of other potential future uses, subject to the necessary permissions being obtained.

Outside

The Manor is approached via a sweeping gravel driveway, which leads through the grounds and provides ample parking for both the principal house and cottage. The gardens wrap elegantly around the property, creating a private and established setting that complements the character of the house.

Predominantly laid to lawn, the grounds are interspersed with mature trees and established planting, providing interest throughout the seasons. A spacious dining terrace extends directly from the house, accessed via French doors from the kitchen and garden room, offering an ideal setting for outdoor entertaining.

An attractive archway leads through to a further side garden, creating a series of interconnected outdoor spaces, while a pedestrian gate provides convenient access to the front garden. Together, the grounds provide a wonderful balance of open lawn, mature landscaping and practical outdoor space, enhancing both the setting and enjoyment of this substantial village home.



General Remarks

Council Tax

Band H

Directions

From the A606, turn right at the roundabout onto Burley Parkway. Continue straight over the next three roundabouts, then at the fourth roundabout turn right onto Oakham Road. Continue into the village of Langham and turn right onto Burley Road. At the roundabout, turn left onto Church Street, then take the next left, continuing for approximately 150 metres. The Manor is located on the left-hand side.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings and garden ornaments, are specifically excluded but may be available by separate negotiation.

Services

Mains water, electricity, gas and drainage are connected. Gas central heating. None of the services have been tested by the agents.

Statutory Authority

Rutland County Council

Rights of Way, Easements, Way Leaves, Covenants

The property will be sold subject to the benefit of all existing rights, both public and private including rights of way, supply of drainage, water abstraction, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves, whether referred to or not.

It may be necessary for rights and reservations to be made to provide services, access and maintenance to the properties if the property is not sold as a whole.

Tenure

Freehold

Viewing

The property may only be inspected by prior arrangement through King West and James Sellicks.

What Three Words

Roof.snippets.finger

