

1 Bridge Street, Langham

Oakham

Asking Price £240,000

The Property

Set on Bridge Street in the Rutland village of Langham, this three bedroom semi-detached cottage pairs exposed beams and wooden floorboards with two reception rooms and a private walled courtyard.

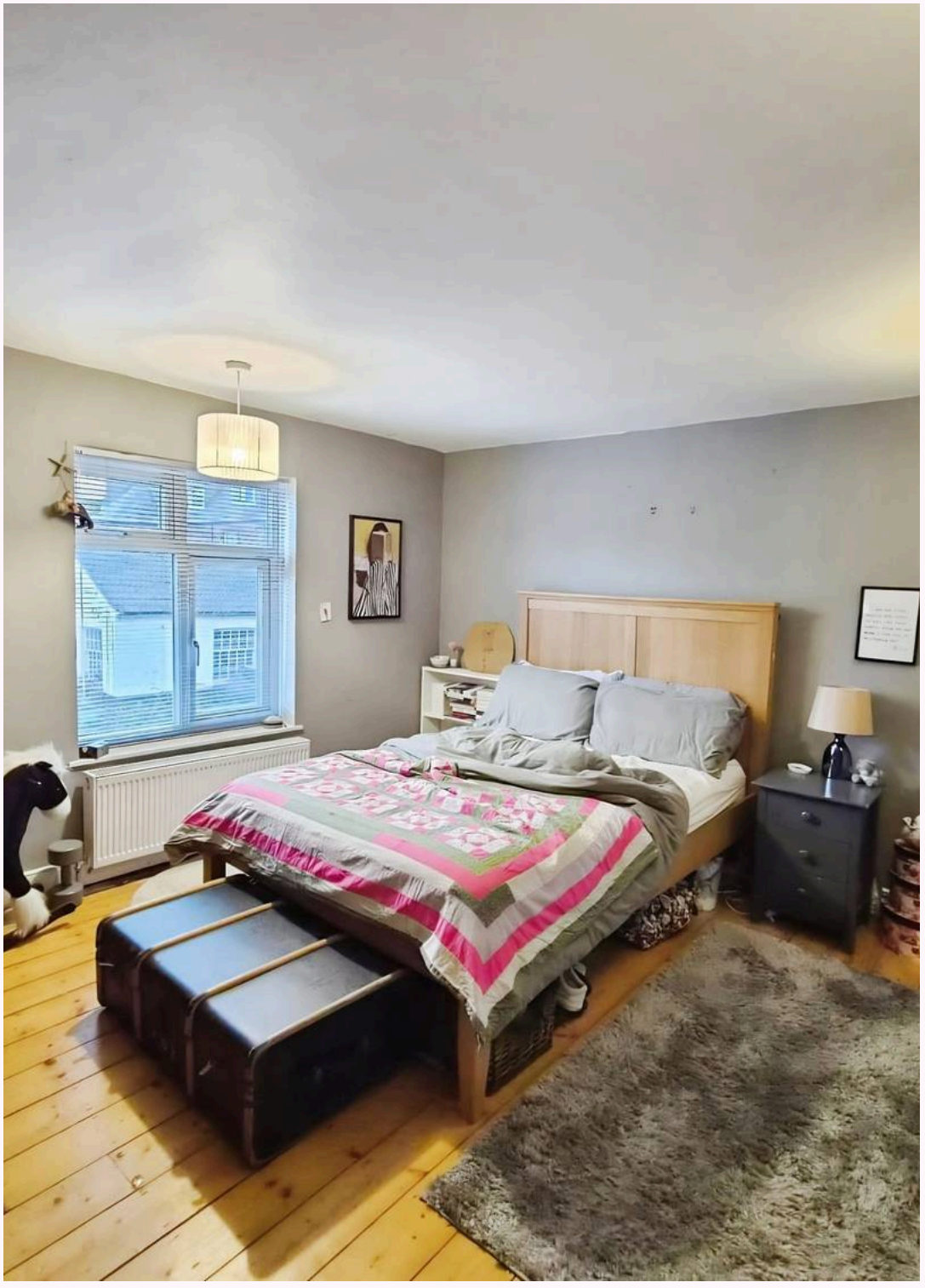
The red-brick frontage sits beside an older stone gable, with white-framed windows running neatly across both floors. Inside, the home is larger than it looks from the road, at around 1,155 sq ft. The living room has a heavy dark beam across the ceiling, a stove-style fire and windows to the front. Glazed French doors lead through to the dining room. It has windows on two sides, a fireplace with a stone surround and room for a full-size family table, plus its own door to the outside. With both rooms connected, the layout works for quiet evenings and for having people over.

At 17ft long, the kitchen/breakfast room is the practical centre of the home. A dark beam is set against a white tongue and groove ceiling, with terracotta tiles underfoot. Maple-effect units run along two walls and are matched by tall larder cupboards, and there's space for a washing machine and a breakfast table in the middle of the room. A rear door leads out to the courtyard, and a small lobby beyond the kitchen houses a cloakroom with a WC and basin.









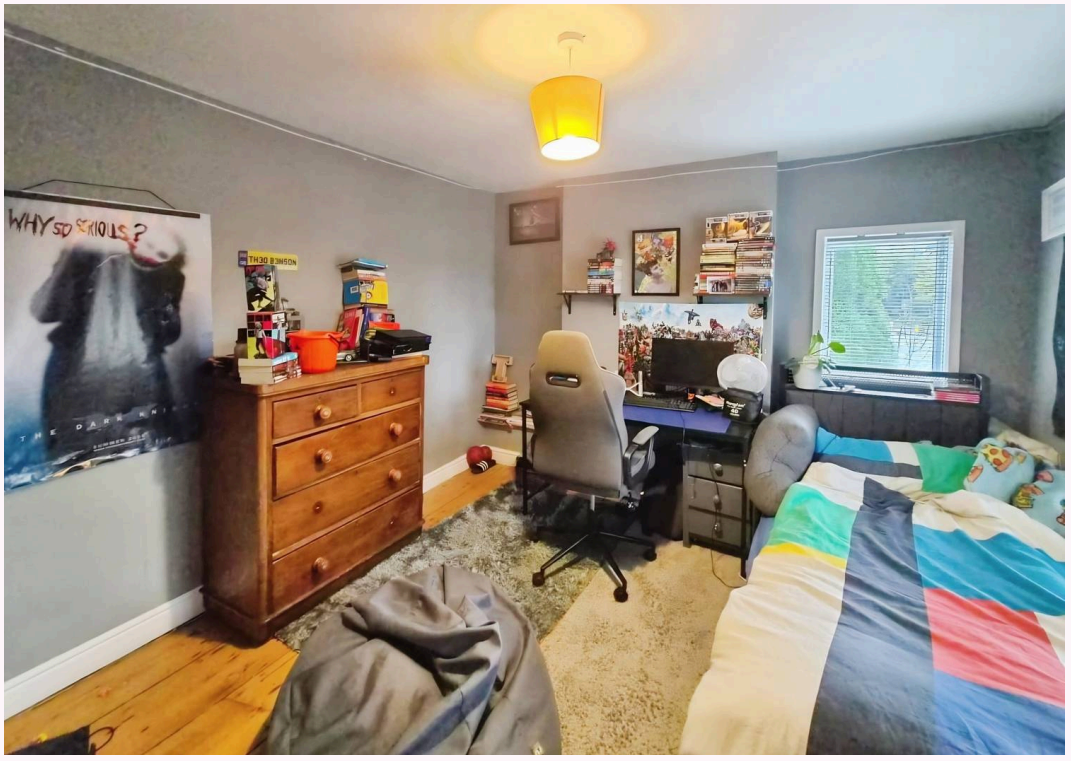
Upstairs, all three bedrooms have wooden floorboards and soft neutral walls. The main bedroom is a particularly generous double of almost 15ft, with plenty of room for freestanding furniture. Bedroom two is another good double, and the third bedroom is a well-sized single that would suit a child's room or a home office. The family bathroom has white tiling from floor to ceiling, a black and white chequerboard floor and a bath with a glass shower screen. There's also a useful storage cupboard on the landing.

At the back, a fully enclosed courtyard gives the home private outdoor space that's easy to keep. It's paved throughout and bordered by whitewashed walls, with room for a table and chairs and a few planted pots. It's a sheltered spot for morning coffee or summer evenings.

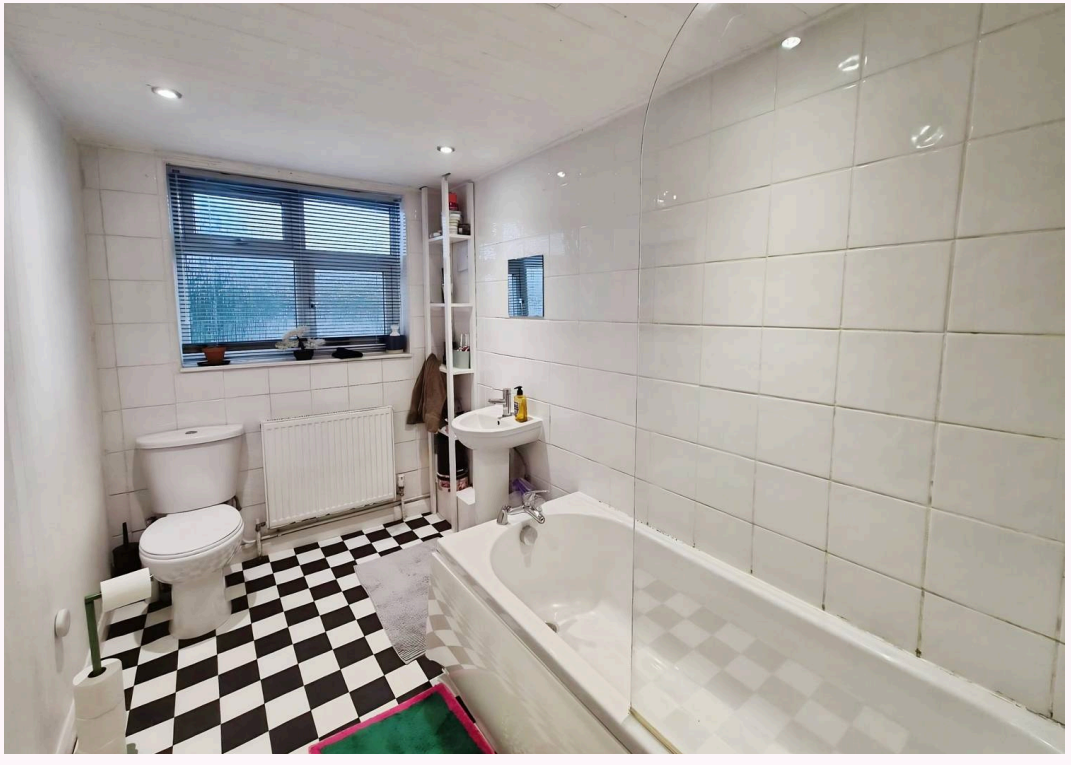
The Location

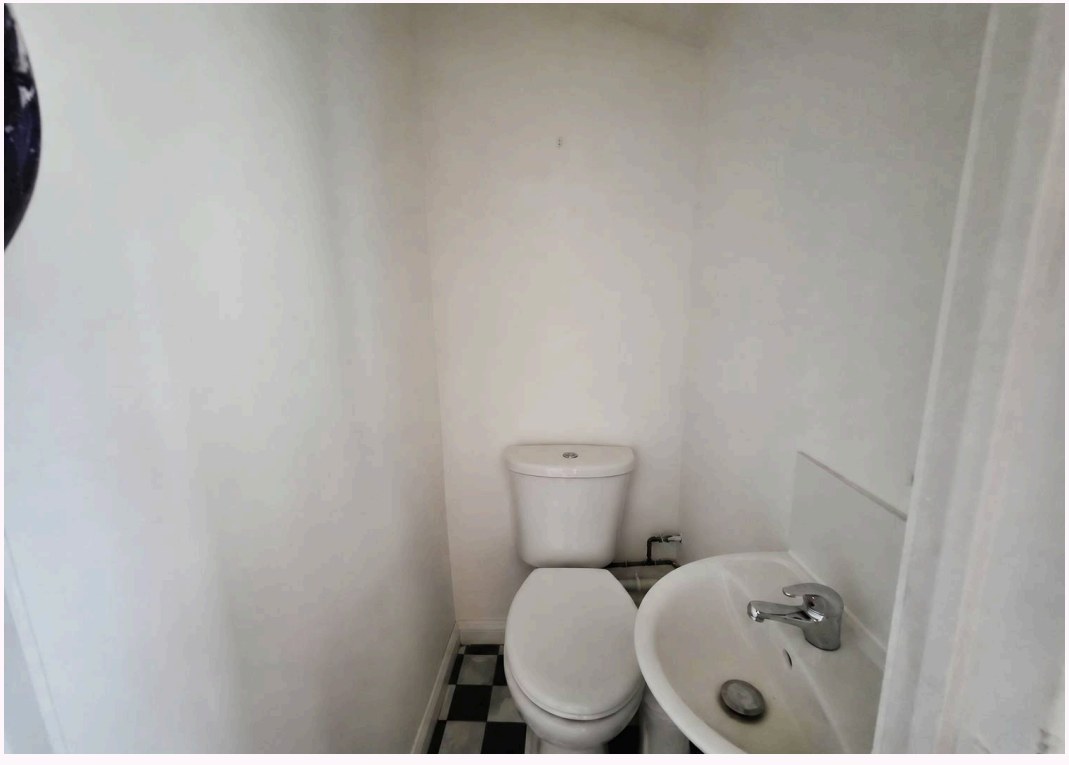
Langham is one of Rutland's best-loved villages, about two miles north-west of Oakham. The market town has independent shops, a Waitrose and well-regarded schools, including Catmose College and Oakham School. From Oakham station you can travel direct to Leicester and Peterborough, and the A606 gives easy road access to Melton Mowbray and beyond. Rutland Water is a short drive away for cycling, walking and sailing, and Uppingham and Stamford are both within easy reach.

- Characterful Red-Brick Village Cottage
- Three Bedrooms with Wooden Floorboards
- Two Reception Rooms Linked by Glazed French Doors
- Beamed Kitchen with Space for a Breakfast Table
- Feature Fireplace with Stone Surround
- Ground Floor Cloakroom and Family Bathroom
- Enclosed Low-Maintenance Courtyard Garden


WHY SD SKIOLS?



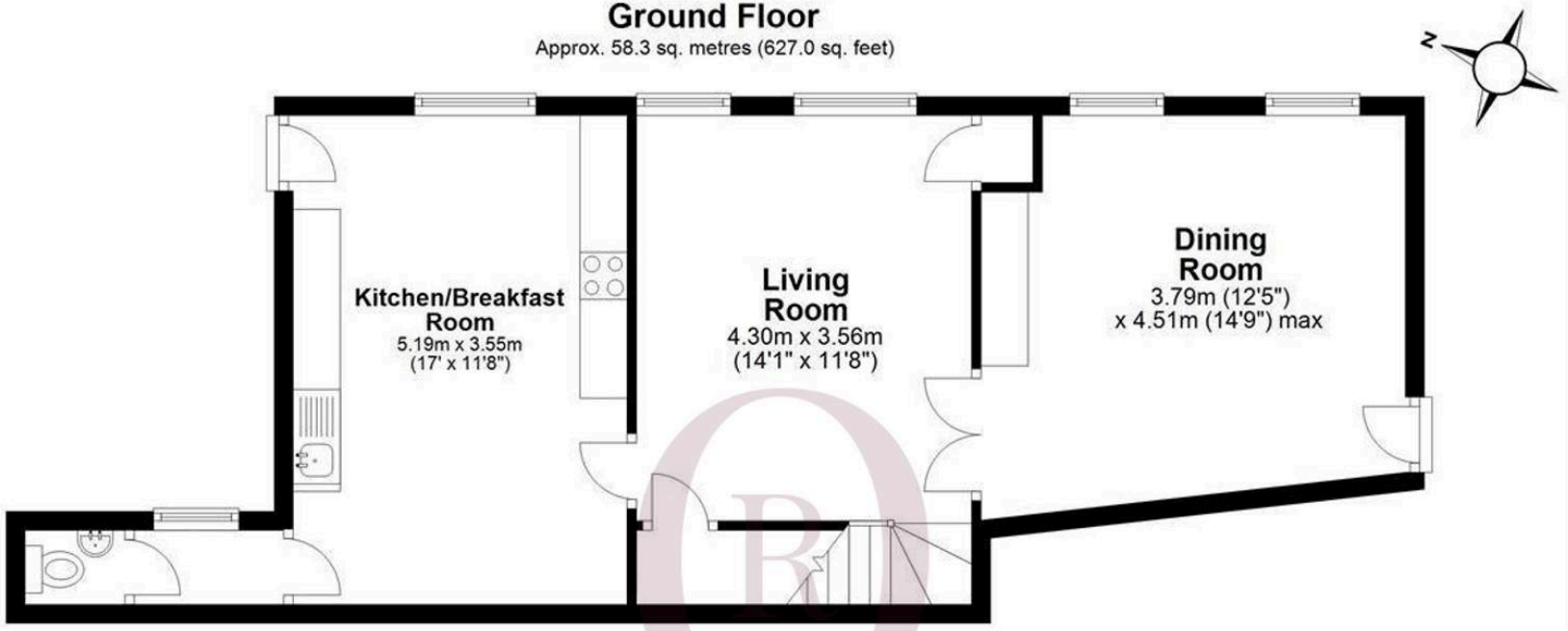





DOG FOOD

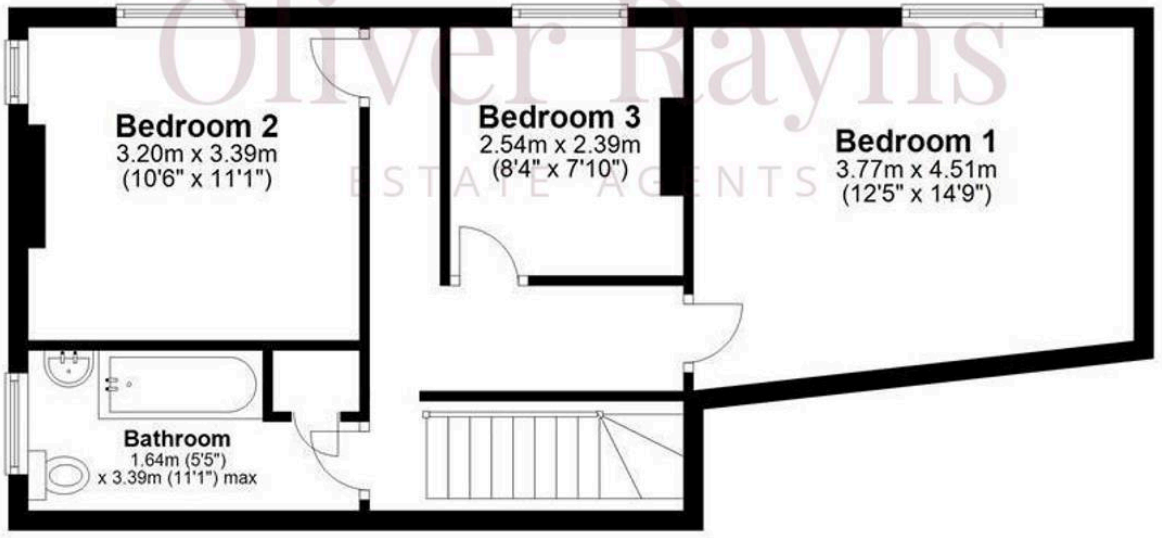
Ground Floor

Approx. 58.3 sq. metres (627.0 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.4 sq. feet)



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Total area: approx. 107.3 sq. metres (1155.5 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



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