



BURLEY ROAD  
LANGHAM, RUTLAND

JAMES  
SELICKS



## “... EXCITING AND RARE OPPORTUNITY ...”

---

An exciting and rare opportunity to acquire a charming, Grade II listed, period building with full planning consent to create a stunning, four/five-bedroom home, all sitting in the heart of the popular village of Langham.

Rare Opportunity • Full Restoration Project • Planning Permission Granted • Approx. 2600 ft<sup>2</sup> of Accommodation • South-East Facing Courtyard Garden • Popular Village Location • Grade II Listed • NO CHAIN • Potential for Four/Five Bedroom, Three Bathroom Home •

### Accommodation

Originally built in the 18th century, this wonderful period building, historically a wine warehouse, has been a Langham village landmark for as long as most can remember. A rare visitor to the open market it offers a potential purchaser the opportunity to breathe life back into a prominent village property and create a modern, open plan home with the added charm of all the original features.

The planning consent granted will enable the next owner to create a modern village home complete with an incredible vaulted open plan living area with ample space for a kitchen, dining and soft seating and a wonderful flow out into the south-east facing courtyard garden through multiple floor to ceiling glazed doors. The further ground floor accommodation includes a utility room, downstairs cloakroom, three double bedrooms, a family bathroom and one ensuite. To the first floor, a large landing will give way to an impressive master bedroom suite with a vaulted ceiling and an ensuite bathroom. The large landing also offers the potential to create a fifth bedroom if required.

### Outside

Externally, the property has a generous amount of outdoor space with plenty of room to create a beautifully landscaped garden, off-road parking and there is also planning consent for a timber framed double garage and storage.



## Location

Langham is a thriving and friendly village with many amenities including a public house, a village hall, allotments and a church. Langham also offers a children's play area and an array of superb countryside walks. The village primary school is within walking distance and the town of Oakham offers a variety of primary schools as well as Catmose Secondary School, Oakham School and Harrington Sixth Form. Oakham offers easy access to shops, restaurants and the railway station, linking the area to Leicester, Peterborough and beyond. There are also brilliant bus routes to and from local amenities and attractions.

## Services & Council Tax

The property is offered to the market with all mains services.

Council Tax - currently a commercial property, no rates.

## Tenure

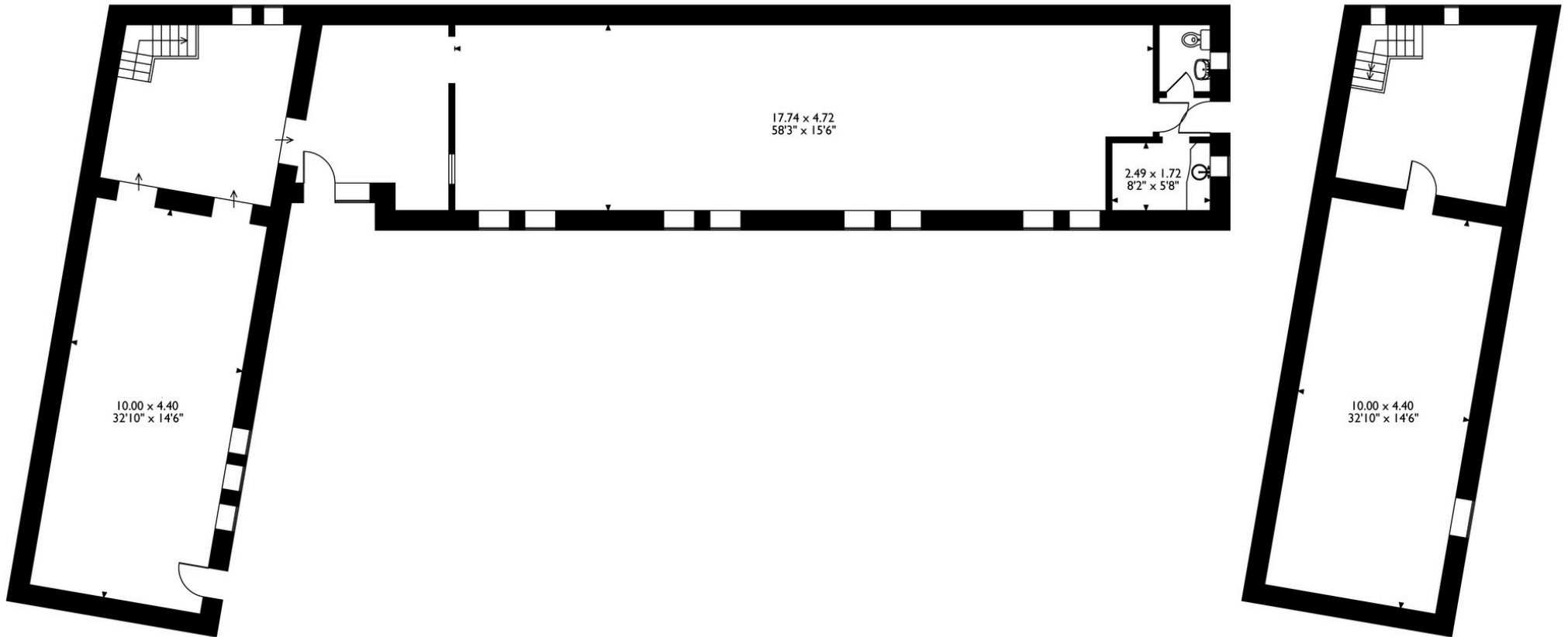
Freehold



30 Burley Road, Langham, Oakham, Rutland LE15 7HY

House Total Approx. Gross Internal Floor Area = 2573 ft<sup>2</sup> / 239 m<sup>2</sup>

Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



**JAMES SELICKS**

**Oakham Office**

6-8 Market Place, Oakham  
Rutland LE15 6DT  
01572 724 437

[oakham@jamesselicks.com](mailto:oakham@jamesselicks.com)

**Market Harborough Office**

01858 410 008

**Leicester Office**

0116 285 4554

[www.jamesselicks.com](http://www.jamesselicks.com)



**JAMES SELICKS**  
LISTED BUILDINGS

**Important Notice**

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

**Measurements and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.