



The Granary, 53a Church Street, Langham, Oakham,
LE15 7JE

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Detached Granary Conversion
- Grade II Listed
- Three Bedrooms
- Two Reception Rooms
- Private Gated Development
- Presented To A High Standard
- Private Landscaped Gardens & Terrace
- Original Character Features
- EPC Rating D
- Freehold

Guide price £600,000 - £625,000





A stunning grade II listed converted granary positioned within a secure private gated development of only five properties set within the grounds of The Old Hall Stables. Offering easy access to the historic town of Oakham, its local amenities & road links to the A1. The property boasts a private south-facing landscaped garden & terrace, original features including traditional doors & original cobbled flooring, oak beams, restored windows, & private off-road parking. The accommodation briefly comprises an entrance hall, kitchen, dining room, sitting room, downstairs shower room, three enchanting bedrooms (bedroom three/Snug), & a family bathroom. Viewing is essential!

Entering via the traditional oak front stable door leads into the entrance hall that grants access to the kitchen, downstairs bathroom, downstairs W.C., & bedroom three/snug & a staircase to the first floor. The kitchen is fitted with floor-to-ceiling units & boasts granite worktops, a Belfast sink & integrated appliances including an automatic washer/dryer, Bosch dishwasher, separate fridge, & freezer as well as a Neff integrated oven & ceramic hob. Flowing from the kitchen & accessed via double stable doors is the dining room that boasts oak paneling and feature windows to the front & side aspects with a door out to the garden. Leading from the dining room is the spacious living room that features a high vaulted ceiling that creates a sense of grandeur, oak wood panelling to the walls & two doors to the rear garden. Completing the downstairs accommodation is the snug/bedroom three & the downstairs shower room. The Snug offers a cozy place to relax & features built-in storage cupboards/wardrobe & a window to the side aspect and the shower room boasts a shower cubicle with a screen, pedestal wash hand basin, close coupled W.C., & a feature window to the rear aspect. Upstairs the property offers two spacious bedrooms & a family bathroom. Both bedrooms feature exposed wooden beams and windows on the side aspects with bedroom two also offering built-in wardrobes. Completing the upstairs accommodation is the family bathroom that offers oak wood paneling, a panel bath with stainless steel shower attachment, a pedestal wash hand basin, close coupled W.C., exposed wooden beams, & a large window to the front aspect.



Externally the property offers a private landscaped garden & the development is accessed via electric gates. The garden is fully enclosed and mainly laid to lawn with borders of plants & shrubs & features a large patio seating area ideal for entertaining. Privacy is attained by mature hedging and estate fencing. The external areas including the courtyard, lighting, & clock house are maintained by a gardener and the management company.



The Old Hall

The Old Hall dates from 1665 & in 1922 it was acquired by Owen Hugh Smith, who set about improving the property by employing his friend, the famous architect Hal Goodhart-Rendel (1887-1959) to create designs for extending & improving the property, entrance, gardens & stables.

Room Measurements

Entrance Hall 2.95m x 3.55m (9'8" x 11'7")

Lounge 3.55m x 6.13m (11'7" x 20'1")

Dining Room 3.02m x 3.57m (9'11" x 11'8")

Kitchen 3.02m x 3.47m (9'11" x 11'5")

Bathroom 2.22m x 2.94m (7'4" x 9'7")

Snug 3m x 3.7m (9'10" x 12'1")

First Floor Landing 1.74m x 3m (5'8" x 9'10")

Bedroom One 3.59m x 4.72m (11'10" x 15'6")

Bedroom Two 2.73m x 4.6m (9'0" x 15'1")

Bathroom 2.09m x 2.8m (6'11" x 9'2")

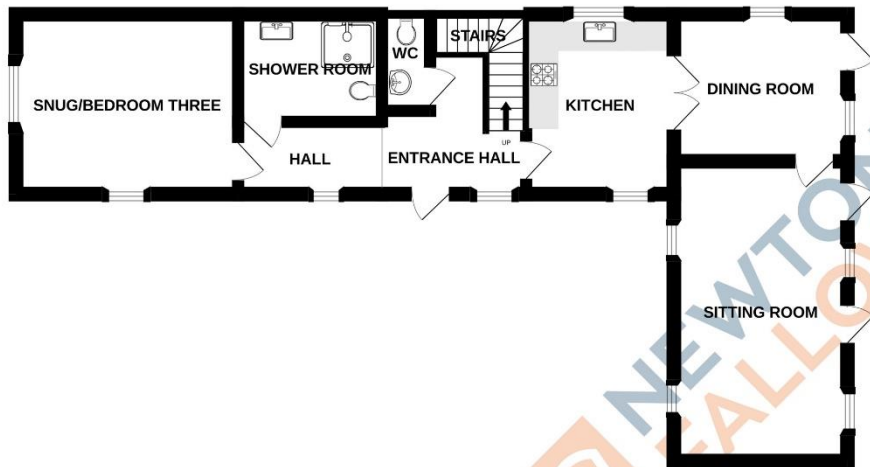
Residents Management Company

The property is liable to pay a monthly charge to The Old Hall Stables Ltd for the maintenance and upkeep of the Old Hall Stables communal areas (including communal garden areas, lighting, electric gates). We are advised that the charge as of 1st October 2024 will be £55 per property, per month and is reviewable on an annual basis. Each household can be a director of the limited company and the management and activities are agreed by the five households within Old Hall Stables. Contact Newton Fallowell for further information.





GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



CHURCH STREET, LANGHAM, OAKHAM LE157JE

TOTAL FLOOR AREA : 1391 sq.ft. (129.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: E

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.