

The #1 Agent in the area bringing London & out of area buyers to your door



- Period Family Home
- Off Road Parking & Double Garage
- Detached Workshop/Studio
- Four Bedrooms

- Popular Village Location
- Three Reception Rooms
- Solar Panels & Battery System
- Spacious Enclosed Gardens

Westbank, Church Street, Langham, LE15 7JE

Westbank is a charming period property with beautifully presented south-facing gardens, positioned in the heart of the popular Rutland village of Langham. This delightful family home needs to be viewed to appreciate its uniqueness. The gracious Edwardian frontage is enjoyed from the private back garden, and what was originally the back of the house is now used for ease as the main entrance via the driveways on Church Street.

The property offers excellent proportions and high ceilings throughout, with an abundance of character features including original marble fireplaces. The well-presented accommodation comprises an entrance hall, sitting room, dining room (currently used as a living room), breakfast kitchen, separate utility room, cloakroom, rear lobby, study/fourth bedroom and conservatory. The first floor offers three spacious double bedrooms, one benefitting from a walk-in closet with plumbing for reinstating an en-suite shower room if desired. The bedrooms are serviced by a refitted 'Jack and Jill' family bathroom with stand-alone bathtub and separate shower.

Externally, the property offers two driveways giving off-road parking and an EV charging point, and a double garage with electric door and integral access from the property. The garden is enclosed by mature trees and hedging giving privacy, with a spacious area of lawn, well-stocked flower beds and a patio. There is a detached garden room/workshop studio ideal for a home office, plus garden and bike storage units, and a further private courtyard area screened from the street by a stone wall.

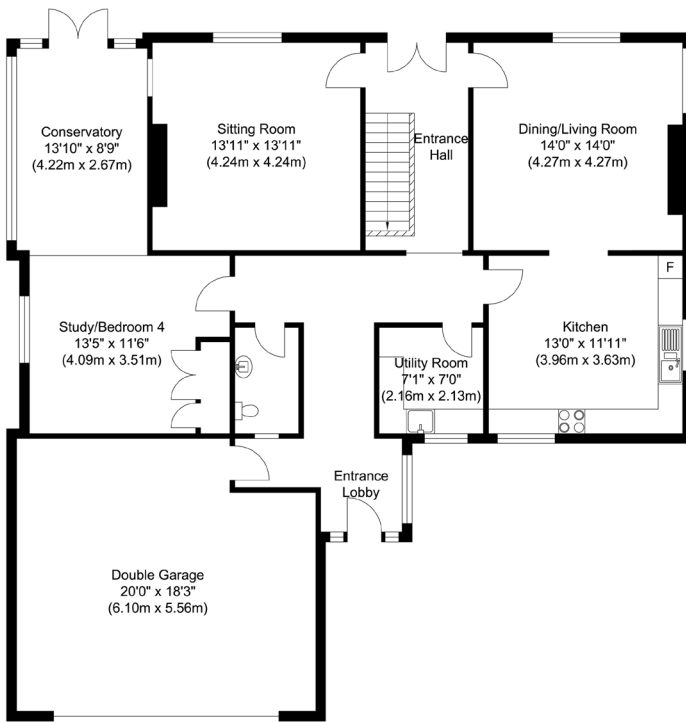
The house was fitted with fully-owned solar panels two years ago, which feed power into a battery storage system. When the batteries are fully charged, power is diverted to the hot water system and when the water in the tank is up to temperature any excess electricity is sold back to the grid. The batteries can also be charged overnight with cheap rate electricity from the grid which can then be used during the day. Last year the system generated 4200kWh. Total household usage (including daily charging of 2 hybrid electric cars) was around 6200kWh.

Langham is a popular Rutland village situated on the edge of Oakham and is favoured by Oakham school day parents with ease of access, together with being straight onto the bypass for mainline trains to London and the A1. Within the village there is a school, church, village hall and public house. Other facilities which can be found in Oakham include a range of shops, schools, doctors, dentists, opticians etc. Rutland Water is just a few miles away, where you can enjoy many leisure pursuits including fishing, windsurfing, sailing, cycling or just a stroll around the shores of the lake. Langham is also ideally positioned to benefit from all that the historic towns of Stamford, Uppingham and Melton Mowbray have to offer, as well as the cities of Leicester, Nottingham & Peterborough.

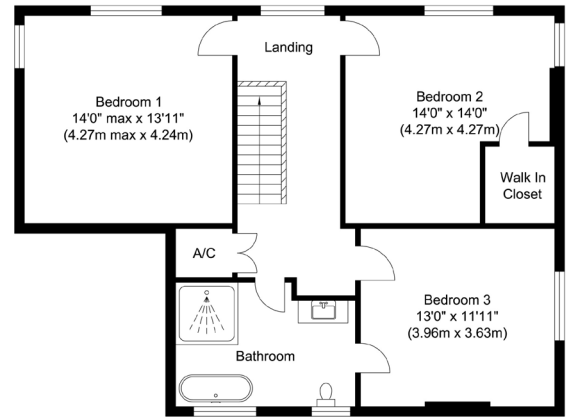




For more information, please contact a member of the team. For enquiries outside of normal office hours: outofhours@moorestateagents.com



Ground Floor
Approximate Floor Area
1560.33 sq. ft
(144.96 sq. m)



First Floor
Approximate Floor Area
803.63 sq. ft
(74.66 sq. m)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

moores
ESTATE AGENTS.COM

Moores Property Hub 01572 757979 | Uppingham 01572 821935 | Stamford 01780 484555 | Melton 01664 491610
Peterborough Meet & Greet 01733 788888 | Grantham Meet & Greet 01476 855618 | A1 Meet & Greet Stoke Rochford
office@mooresestateagents.com | www.mooresestateagents.com

Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.

Follow us on... Facebook Twitter Instagram

For more information, please contact a member of the team. For enquiries outside of normal office hours: outofhours@mooresestateagents.com

www.mooresestateagents.com | office@mooresestateagents.com

OnTheMarket.com rightmove