



Hurfords

The Old Engine House, Church Street, Langham Freehold £300,000

Key Features

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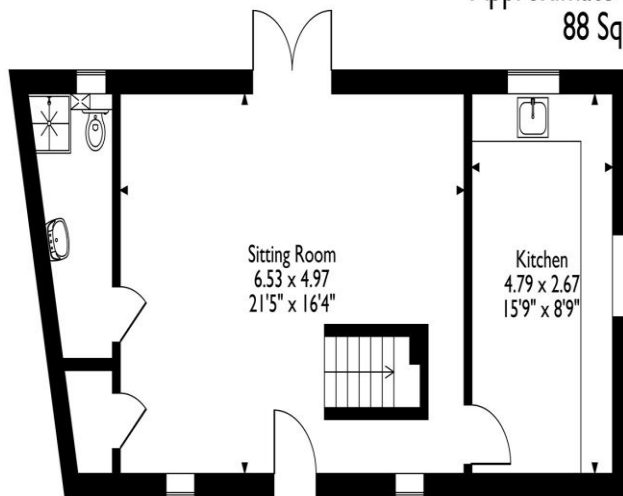
- Grade II Listed Character Property
- Newly Fitted Kitchen with Modern Finish
- Spacious Sitting Room
- Downstairs Shower Room
- Two Bedrooms Including Versatile Loft Room

Nestled in the charming village of Langham, near Oakham, this Grade II listed property beautifully blends period character with a bright and airy modern twist. Thoughtfully updated throughout, the home retains its historical charm while benefiting from contemporary comforts, making it a perfect retreat in the heart of Rutland.

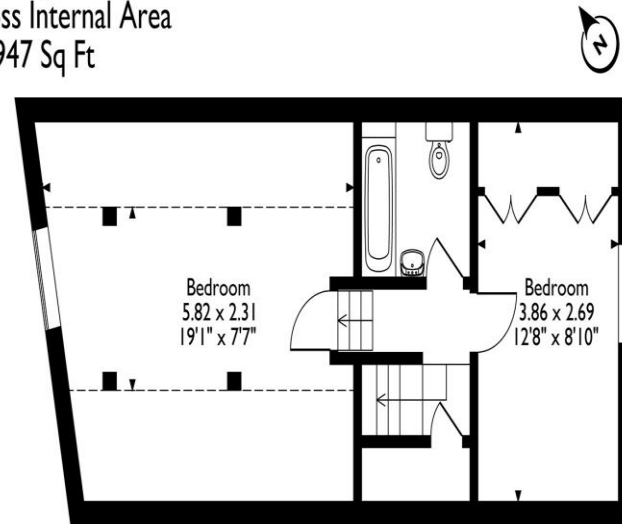
The ground floor features a spacious sitting room full of natural light, ideal for relaxing or entertaining. Just off the sitting area, you'll find a stylish downstairs shower room, adding to the home's practicality. The recently fitted kitchen has been finished to a high standard, marrying traditional style with modern functionality, perfectly in keeping with the property's character yet offering a sleek, clean aesthetic.



45A, Church Street, Langham, Oakham
Approximate Gross Internal Area
88 Sq M/947 Sq Ft



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.

Upstairs, the master bedroom is a generous double with built-in storage, while the second bedroom, set within the eaves, offers a versatile space ideal as a guest room, home office, or dressing area. A well-appointed bathroom completes the upper level.

Outside, a private courtyard garden provides a peaceful spot to enjoy outdoor dining or morning coffee, and there is convenient parking to the rear of the property.

Located just moments from local amenities in Langham and benefiting from a regular bus service into nearby Oakham, this property enjoys easy access to a range of cafes, restaurants, independent shops, and the train station. The stunning Rutland Water-renowned for its walking trails, water sports, and wildlife-is also just a short distance away.

A rare opportunity to own a character-filled home that effortlessly balances heritage with contemporary living.

To view this property call Hurfords on: 01572 821777

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