



# 3 THE ROOKERY

LANGHAM





Set along a quiet no-through road in Langham's conservation area, No. 3 The Rookery is a home of pleasing contrasts: an 1850s cottage, later extended, where the intimacy and character of its earlier rooms blend seamlessly with its later additions to create a cosy yet sociable home that has evolved gently over time.



## A WARM WELCOME

Step through the front porch and into the first of the reception rooms, currently arranged as a dining room, where the cottage's character introduces itself immediately. Light enters through the front-facing window, while alcove shelving and fitted cupboards add both charm and practicality. There is space here for an electric fire, should you wish, but even as it stands, the room feels warm, settled and inviting; a lovely place for supper with friends or slow Sunday lunches that stretch into the afternoon.

Beyond, the sitting room offers a different mood altogether: spacious, bright and airy, with two sets of French doors drawing light deep into the room and creating a wonderful sense of connection with the garden. It is easy to imagine this as the social heart of the home, whether filled with family at Christmas, opened up for summer drinks, or simply enjoyed as a calm, sunlit place to pause awhile.



## COUNTRY COMFORT

Glazed doors lead through to the country kitchen, creating an easy, family-friendly flow through the ground floor. Tiled underfoot and fitted with a pair of windows to the front, the kitchen is practical yet full of personality, centred around the Rayburn, which brings both warmth and presence. Additional electric ovens and hob sit alongside integrated appliances including a fridge freezer and dishwasher, ensuring the space works as well for everyday life as it does for weekend cooking and gathering. Just beyond, the laundry and boot room offers valuable extra storage and a side door to outside; ideal after muddy walks or time spent in the garden.



## RELAX AND UNWIND

Retracing your steps, another pine door opens into the snug, where the older soul of the cottage feels especially tangible. Light streams in through windows to two sides, while French doors open directly onto the garden, inviting the outdoors in. A wood-burning stove brings instant warmth and atmosphere in the cooler months, making this a room to retreat to all year round; somewhere to read by the fire in winter or throw open the doors on a sunny afternoon and let the garden become part of the scene.





## SWEET SLUMBER

Upstairs, three double bedrooms and two bathrooms continue the home's blend of character and comfort. The first bedroom, tucked to one side at the top of the stairs, is a particularly pretty room, dual aspect and blessed with a generous ceiling height. Fitted cupboards provide storage, while an ornamental fireplace adds another layer of cottage charm.

Along the landing, the family bathroom is generously sized and arranged with both bathtub and separate shower, alongside basin and lavatory; a space designed to refresh and revive with ease. Nearby, the second bedroom also sits to the front of the home and features plantation shutters, lending a crisp, tailored finish.



Positioned above the sitting room, the principal suite has an altogether different feel: elevated, restful and filled with light. A dressing area and en suite shower room add practicality, but it is the outlook that lingers longest in the mind, with windows to the rear and a picture window framing lovely views over the garden. It feels private, peaceful and quietly removed from the rest of the home.



## PRIVATE PARADISE

Stepping outside, the cottage garden feels established, sheltered and on the cusp of seasonal colour, with raised beds, mature trees and hedging creating both texture and privacy. A summerhouse and greenhouse add further appeal, while a variety of spots to sit and unwind allow you to follow the sun or seek out a shadier corner with a book and a glass of something chilled. It is a garden that feels entirely in keeping with the home itself: individual, well-loved and full of gentle charm.

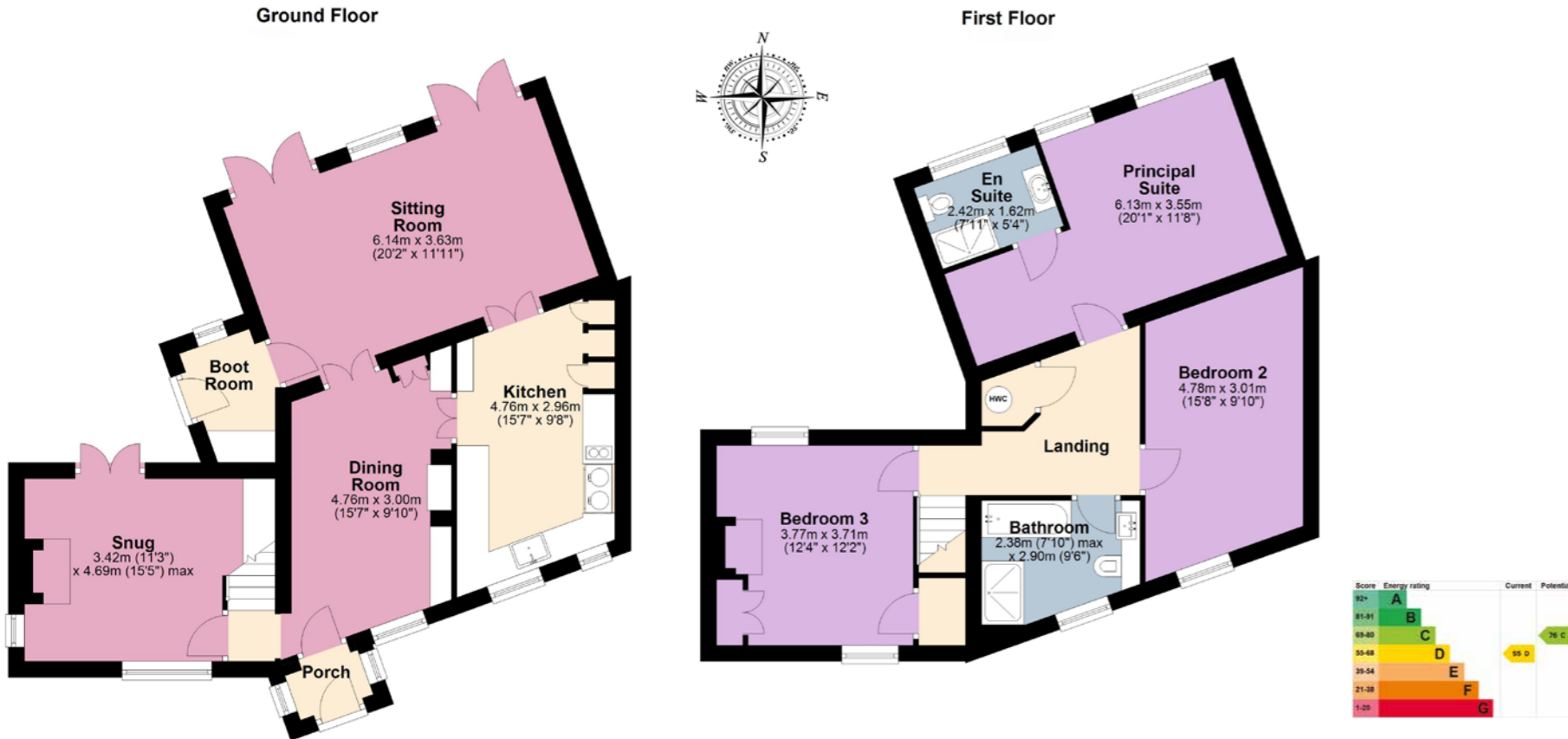


## THE FINER DETAILS

Freehold  
Detached  
Dates to 1850s  
Conservation area  
Plot approx. 0.1 acre  
Oil central heating

Mains electricity, water and sewage  
Underfloor heating in sitting room and boot room  
EV charging point  
Rutland County Council, tax band D  
EPC rating D

Ground Floor: approx. 75.7 sq. metres (815.1 sq. feet)  
First Floor: approx. 72.2 sq. metres (776.8 sq. feet)  
Total: approx. 147.9 sq. metres (1,592 sq. feet)



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## ON YOUR DOORSTEP

Perfectly poised on the cusp of Oakham with easy access into Melton Mowbray, it's easy to see why so many people fall in love with rural Langham.

Step outside and explore the locale, admiring the historic architecture, including St Peter and Paul Church, while opposite sits the village hall where you can sign up to a number of clubs and events. Langham is home to The Wheatsheaf, ideal for a refreshing drink after a walk.

Commuting is convenient, nestled off the A606 connecting you to Oakham and Melton Mowbray. Trains from Oakham offer links to Stamford, Peterborough, Birmingham, Leicester and Stansted Airport. Onward links from Peterborough Station to London King's Cross make daily commuting possible.

Families are well provided for with highly rated schools close by, including the village primary school, Oakham C of E Primary School and Catmose College. With independent schooling in mind, Brooke Priory, Oakham, Uppingham and Stamford Schools are all within striking distance.



## LOCAL DISTANCES

- Oakham 2 miles (5 minutes)
- Uppingham 8 miles (15 minutes)
- Melton Mowbray 9 miles (17 minutes)
- Stamford 13 miles (21 minutes)
- Leicester 21 miles (44 minutes)



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