



Rosedene Cottage, 26 Well Street, Langham, Rutland, LE15 7JS
Guide Price £525,000



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Tenure: Freehold

Council Tax Band: D (Rutland County Council)



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Rosedene Cottage is a charming Grade II listed mid-terrace cottage comprising of 2 original cottages. It benefits from a double garage and mature 100ft garden and provides characterful accommodation with 2 Reception Rooms, Breakfast Kitchen, Utility Room, 3 Double Bedrooms and 2 feature Bathrooms in a highly regarded village close to the county town of Oakham.

Early viewing is highly recommended.



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Dating back to early C19, Rosedene Cottage, 26 Well Street, Langham is built of iron stone under slate roof and retains to this day a wealth of its period charm. The beautifully maintained and tastefully appointed accommodation features beamed ceilings, fireplaces, window seats and ledge-and-brace doors.

The interior benefits from gas central heating (new boiler installed in Nov 2025) and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Sitting Room with log-burning stove, Dining Room with log-burning stove, shaker-style Breakfast Kitchen with range cooker, shaker-style Utility Room, feature Bathroom with claw-foot bath and shower cubicle; FIRST FLOOR: three Double Bedrooms, Bathroom with claw-foot bath.

OUTSIDE: DETACHED Garage with 2 off-road parking spaces in front (across the road from the property), attractively landscaped rear Garden of good size featuring a Summerhouse.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Panelled door with cast-iron furniture and arched glazed inset, stairs leading to first floor.

Dining Room 5.00m max x 3.86m (16'5" max x 12'8")

Fireplace recess with oak mantel housing log-burning stove on raised stone hearth, exposed ceiling beams, radiator, engineered wood flooring, wall-light points, window to front with window seat and storage below, window to rear, door to Kitchen, door to Rear Hallway.

Rear Hallway

Fitted coat hooks, two windows overlooking rear garden, doorway with a step down to Sitting Room.

Sitting Room 3.99m x 4.09m + recess (13'1" x 13'5" + recess)

Feature brick chimney breast with matching raised hearth and oak mantel housing cream log-burning stove, fitted alcove book shelving to side of fireplace, exposed ceiling beams, radiator, dual-aspect windows to front and rear.

Breakfast Kitchen 5.41m max x 2.44m (17'9" max x 8'0")

Fitted in shaker style and featuring heat-resistant wood-effect countertops with metro tiles to splashbacks, inset 1.5-bowl ceramic sink with mixer tap, base cupboards and drawers (with cup handles), matching tall larder cupboard, breakfast bar area, wine rack, wall cupboards, integrated Neff dishwasher and Stoves range cooker (included) with extractor hood above.

Understairs Pantry with fitted shelving, beamed ceiling, radiator, space for upright fridge-freezer,

wood-effect LVT flooring, two windows overlooking garden, door to Utility Room.

Utility Room 3.71m x 2.31m (12'2" x 7'7")

Fitted shaker-style base and wall-mounted units, inset single drainer stainless steel sink with mixer tap, three undercounter appliance spaces (one of them with plumbing for washing machine), cupboard housing Worcester gas central heating boiler (installed in Nov 2025), two further built-in useful storage cupboards.

Radiator, recessed ceiling spotlights, window overlooking garden, external half-glazed door to garden, internal door to Bathroom.

Bathroom 3.43m x 2.34m (11'3" x 7'8")

Large bathroom stylishly equipped with low-level WC, rectangular hand basin with mixer tap set in vanity unit with cupboards beneath, freestanding roll-top, claw-foot bath central mixer tap and shower attachment and separate shower cubicle with deluge shower above and further hand-held shower.

Metro tiles to splashbacks, timber panelling to dado height, column radiator, heated towel rail, wall-light points, recessed ceiling spotlights, window overlooking garden.

FIRST FLOOR

Landing

Built-in linen cupboard with fitted shelving, radiator, loft access hatch, window overlooking rear garden.

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Bedroom One 3.20m x 4.19m + wardrobe (10'6" x 13'9" + wardrobe)

Fitted wardrobe, radiator, wall-light point, sloping ceiling, window to front.

En-suite/Family Bathroom 1.78m x 3.05m (5'10" x 10'0")

White suite comprising low-level WC, rectangular hand basin with mixer tap set in vanity unit with cupboards beneath and roll-top, claw-foot bath with Mira shower above and glass screen.

Column radiator with heated towel rail, metro tiles to splashbacks, part timber wall panelling to dado height, wood-effect flooring, recessed ceiling spotlights, window to rear.

Bedroom Two 5.99m max x 2.44m (19'8" max x 8'0")

Built-in wardrobes, radiator, sloping, curved sealing with exposed roof timbers, original skylight, dual-aspect windows to sides.

Bedroom Three 3.02m x 3.86m + wardrobes (9'11" x 12'8" + wardrobes)

Fitted wardrobes, built-in cupboard, radiator, display niche with wall-light point, window to front.

OUTSIDE

Detached Garage 4.98m max x 5.36m (16'4" max x 17'7")

The garage is situated opposite Rosedene Cottage

and is accessed via a double-width gravel driveway which also provides two additional off-road spaces.

Front Garden

To the front of the property there is a concrete pathway leading to the entrance door, lawn and a deep border with box hedging boundary and specimen plants.

Rear Garden

To the rear lies a fully enclosed, 100 ft garden which has been attractively landscaped to provide a peaceful retreat, as well as a perfect outdoor space for al fresco dining and entertaining in warmer months.

Summerhouse 2.21m x 4.70m + 2.49m x 1.45m (7'3" x 15'5" + 8'2" x 4'9")

At the top of the garden, there is a raised paved terrace with an attractive timber Summerhouse (with heating and light and power connected) which features bi-fold doors opening to paved seating area, serving hatch and window to garden.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast*
Mobile signal availability:

EE - good outdoor

O2 - variable outdoor

Three - good outdoor

Vodafone - good outdoor

Results are predictions and not a guarantee.

*We are informed by the vendor that Gigaclear Superfast Broadband is newly available in the village.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

LANGHAM

Langham is a Rutland village 1.5 miles to the north-west of Oakham. In the village there is a highly regarded primary school, church, active village hall used for exercise classes and functions and a public house.

There are other facilities which can be found in Oakham including a range of shops, schools, doctors, dentists, opticians etc.

For commuters, there is a railway station at Oakham where there are services to Leicester, Birmingham and Peterborough and from the latter there is a good train service to London, King's Cross. Langham is also within driving distance of a number of centres including Leicester, Melton Mowbray, Peterborough, Corby and Kettering.

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Sporting facilities in the area include football, cricket, rugby, golf, tennis and bowls, all of which are available within a few miles. Rutland Water is on the doorstep where one can enjoy outdoor pursuits including fishing, windsurfing, sailing, cycling, birdwatching or a stroll along the tranquil shores.

COUNCIL TAX

Band D
Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this

property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers 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 Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or

lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

















Main area: Approx. 154.2 sq. metres (1660.0 sq. feet)
Plus garages, approx. 23.4 sq. metres (251.8 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanIt!

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | | |
| (39-54) E | 54 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



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