



53 Church Street, Langham

In Excess of £300,000

 **NEWTON FALLOWELL**

53 Church Street

Langham, Oakham

Nestled in the heart of Langham, this characterful two-bedroom detached cottage forms part of a private community of heritage homes, offering a rare opportunity to own a beautifully presented period property.

The cottage seamlessly blends traditional charm with modern comfort, showcasing exposed beams and thoughtfully restored features throughout. The ground floor boasts an inviting open-plan living space that is filled with natural light, creating a warm and welcoming atmosphere ideal for relaxing or entertaining. The contemporary kitchen is well appointed, providing ample storage and quality appliances, while the modern fully tiled shower room offers a touch of luxury. Both bedrooms are generously sized, benefiting from tranquil views and storage solutions.

This unique bijou property is perfect for those seeking a distinctive home with character, style, and a sense of community.

Externally, the cottage enjoys a delightful courtyard garden, providing a peaceful retreat for outdoor dining or simply unwinding. The garden is thoughtfully designed for low maintenance and features useful storage solutions, ideal for bicycles or gardening equipment.

Private off-street parking is included, a rare and valuable asset in this desirable village location. This charming outside space perfectly complements the cottage, making it an ideal solution for those who appreciate both period features and modern conveniences in a prime Langham address. Please note, Davenport Cottage is not a listed building.





Open Plan Living / Dining Room

28' 7" x 9' 9" (8.72m x 2.98m)

Kitchen

9' 9" x 9' 9" (2.98m x 2.96m)

Bedroom One

9' 9" x 8' 11" (2.98m x 2.71m)

Bedroom Two

11' 3" x 9' 9" (3.44m x 2.98m)

Shower Room

5' 7" x 5' 4" (1.71m x 1.62m)

Council Tax band: C

Tenure: Freehold

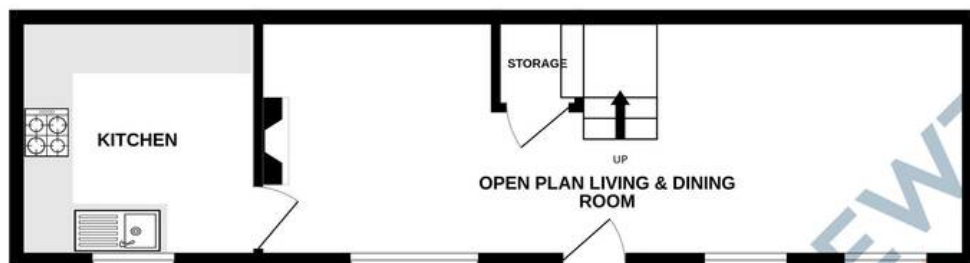
EPC Energy Efficiency Rating: D

Residents Management Company.

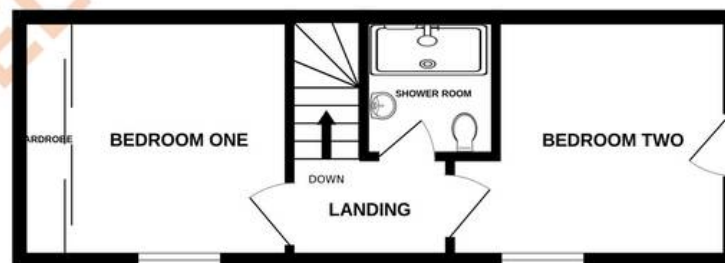
The property is liable to pay a monthly charge of £55 for the upkeep of the Old Hall Stables communal areas. Each household can be a director of the limited company and the management and activities are agreed by the households within Old Hall Stables.



GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



CHURCH STREET, LANGHAM LE15 7JE

TOTAL FLOOR AREA : 651 sq.ft. (60.5 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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Newton Fallowell - Oakham

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