



1 WESTONS LANE
LANGHAM, OAKHAM, LE15 7JT

£2,250 Per month
Unfurnished

Woodlands of Langham offers a rare opportunity to reside in this five bedroom renovated detached period farmhouse property located in the highly regarded village of Langham near Oakham.

The property benefits from a wealth of character features throughout, beamed ceilings, original doors to some rooms, uPVC double glazed sash windows (to some rooms), gas fired heating and a large mature garden. There is also use of a brick built stable for storage.

The ironstone and brick built property occupies a large plot overlooking the Church and is situated in a secluded location. The residence has recently undergone a scheme of refurbishment to include new decoration, new flooring, new uPVC sash and standard windows, a newly fitted kitchen and a new bathroom.

Comprising of utility/boot room, WC, breakfast kitchen, three large reception rooms, downstairs bathroom, a further room that was previously used as the old dairy, cellar, five bedrooms (one bedroom is located off kitchen and the other is a through bedroom located off of another bedroom) and an attic



Viewing strictly by appointment with
the sole agents.

Tel: 01664 560181
www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

5 bedroom House - Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

UTILITY ROOM : Entered via a uPVC door with sink, washing machine (not to be maintained or replaced by the landlord), gas fired boiler, vinyl flooring.

WC : with electric heater and low flush WC.

BREAKFAST KITCHEN : (9.06 x 14.47 ft) a newly fitted sage green shaker kitchen comprising a range of eye and base level units, wood effect laminate worktops, stainless steel sink, extractor fan, integrated dishwasher, space for under counter fridge, electric oven, lamona gas hob, door to under store stair cupboard, radiator and quarry tiled flooring.

BEDROOM ONE : (14.84 x 12.69 ft) Located off of the kitchen up a stairwell, spacious double bedroom (no radiator) therefore the tenant would need to use an electric plug in radiator to heat this room.

RECEPTION ONE : (12.00 x 14.26 ft) a spacious room with door to original front porch, radiator, inbuilt cupboards, sash window and wood effect vinyl flooring.

RECEPTION TWO : (12.03 x 11.26 ft) with open archway and uPVC sash window, radiator, original marble fire surround with electric insert, beamed ceiling, door to internal hall with stairs to first floor landing and airing cupboard.

RECEPTION THREE : (13.88 x 12.07 ft) with radiator and window overlooking garden and wall lights.

DOWNSTAIRS BATHROOM : A newly fitted suite comprising panelled bath, shower enclosure with electric shower, heated towel rail, low flush WC, sink in vanity unit, travertine effect tiled walls and flooring and door to internal hallway.

INTERNAL HALLWAY : With door to airing cupboard with immersion heater and door to cellar.

CELLAR : cannot guarantee watertight.

OLD DAIRY ROOM : (9.06 x 14.08 ft) with door to outside, Worcester Bosch gas fired boiler and newly fit vinyl floor.

STAIRCASE AND LANDING : with radiator and door to loft store room.

BEDROOM TWO : (11.99 x 7.07 ft) a small double bedroom with radiator.

BEDROOM THREE : (13.89 x 11.91 ft) a double bedroom with radiator.

BEDROOM FOUR : (12.42 x 10.22 ft) a double bedroom with radiator.

BEDROOM FIVE : (12.27 x 16.91 ft) this bedroom is only accessible via bedroom four and is a double bedroom with a radiator.

OUTSIDE : Accessed off a driveway with parking to the yard (access may be required to orchard beyond given notice). There is also a brick built stable that the tenant has use of for storage. Orchard beyond does not come with the tenancy. The main garden is planted with mature trees and mainly laid to lawn overlooking the church and backing onto a small brook.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include some curtains and some poles only.

Council Tax : Rutland County Council : Band G.

Deposit : £2,596

Term : A assured periodic tenancy will be offered from the 1st May 2026 onwards.

Services : Mains electricity, gas, water and drainage.

EPC : Band E.

A SMALL to MEDIUM PET IS CONSIDERED at the discretion of the landlord.

INTERNET : ADSL broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT. £576 at a rent of £2,500 PCM.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report.

Accessibility: Stairs to first floor.

Construction: Brick and stone under tile roof.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.
Permitted payments



TERMS

RENT:	£2,250 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£2,596
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band G
EPC:	This property has an Energy Performance Efficiency Rating Band E. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
REDRESS:	Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: https://www.ukala.org.uk/



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