

# Folly House

LANGTON HALL, WEST LANGTON, MARKET HARBOROUGH



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LISTED BUILDINGS

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Tucked away within its own private, self-contained gardens and nestled in the prestigious grounds of Langton Hall, this enchanting country cottage offers an idyllic setting. Approached through private parkland, the property enjoys a wonderfully secure and serene position adjacent to the hall itself, with picturesque views of the former stable block to the rear.

Charming 2-bed country cottage in the private grounds of historic Langton Hall • Secure, peaceful setting with its own self-contained gardens • Light-filled living spaces, including a sitting room with log burner and west-facing conservatory • Traditional kitchen with Rayburn oven and space for dining • Two spacious double bedrooms, both with countryside views and fitted wardrobes • Beautifully landscaped gardens, gravel driveway, gated entrance, and off-road parking • Access to private woodland and scenic public footpaths connecting local villages • Part of The Langtons, a sought-after rural community near Market Harborough • Excellent schools nearby, including Church Langton CE Primary and leading independents • Superb transport links, with trains to London from 55 mins via Market Harborough station •

#### Accommodation

The ground floor features a warm and welcoming sitting room with a wood-burning stove and views over the delightful front garden. French doors open into the west-facing conservatory, currently used as a dining room, offering an ideal space for year-round entertaining. The kitchen is bright and spacious with dual-aspect windows capturing both morning and evening light. A traditional Rayburn oven provides both warmth and country charm, and there's ample space for a breakfast table. A cloakroom/WC completes the ground floor.

Upstairs, there are two generous double bedrooms, each enjoying east-west light and picturesque views of the countryside. Both rooms feature built-in wardrobes. A well-appointed family bathroom serves both bedrooms.

#### Outside

The private cottage garden is a true highlight, boasting beautifully landscaped gardens with a manicured lawn, established borders, and a gravelled driveway. A gated entrance provides privacy, while off-road parking is available to the front and side, and the rear outlook is over the charming converted stable yard. The property enjoys access to the Langton Hall Estate to include woodlands, parklands and a pond.

#### Location

Set within the heart of The Langtons—a collection of five characterful villages just four miles north of Market Harborough—West Langton enjoys a strong sense of community, with Church Langton at its centre. The area is renowned for its sociable village events, including the much-loved inter-Langtons cricket matches held annually in East Langton.

West Langton is steeped in history, anchored by the magnificent Old Langton Hall, a Grade II listed 17th-century building, originally constructed in 1666 and once owned by the Spencer family. Residents benefit from access to a private woodland, ideal for countryside walks and outdoor pursuits. The local area also offers a selection of welcoming pubs and restaurants, including the ever-popular Langton Arms, which is accessible via a scenic public footpath.

Nearby Market Harborough provides a wealth of amenities, from independent boutiques and fine dining to a theatre and modern leisure facilities.

The area is well-served by a variety of excellent schools. Church Langton CE Primary is highly regarded, while notable preparatory options include Spratton, Maidwell, and Stoneygate (Great Glen). Outstanding secondary education is available in Market Harborough, Kibworth, and Uppingham, with leading independent schools such as Uppingham School, Oakham School, Leicester Grammar, and Leicester High School also within easy reach.







The property is perfectly positioned for commuters, with Market Harborough station offering direct services to London St Pancras in as little as 55 minutes. The A47, M1, and M6 provide swift road access to Leicester, Peterborough, Birmingham, and East Midlands Airport.

#### Langton Hall Estate

There is an annual management fee for the estate which is approximately £100 per month to Langton Hall Management Limited for the use and enjoyment of the woodlands, parklands, pond and grounds, and upkeep and maintenance of the shared private driveway.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Tax Band:** D

**Listed Status:** Grade II Listed. **Listing number:** 1061440

**Conservation Area:** No

**Tree Preservation Order (TPO):** There is a tree at the property which has a TPO on it

**Services:** The property is offered to the market with mains & private water supply, gas-fired central heating via a Rayburn, wood burning stove in the sitting room and hot water heating via a secondary immersion heater

**Meters:** The property had a water meter installed on 04/07/2025

**Loft:** Insulated

**Broadband delivered to the property:** Assumed to be FTTC (unconfirmed)

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** Yes

**Flooding issues in the last 5 years:** No

**Accessibility:** Two storey dwelling. No modifications

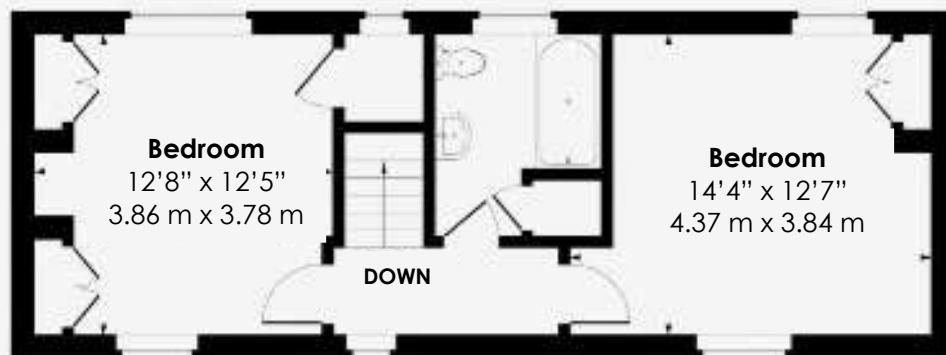
**Planning issues:** None which our clients are aware of

**Satnav Information:** The property's postcode is LE16 7TY , and house Folly House.



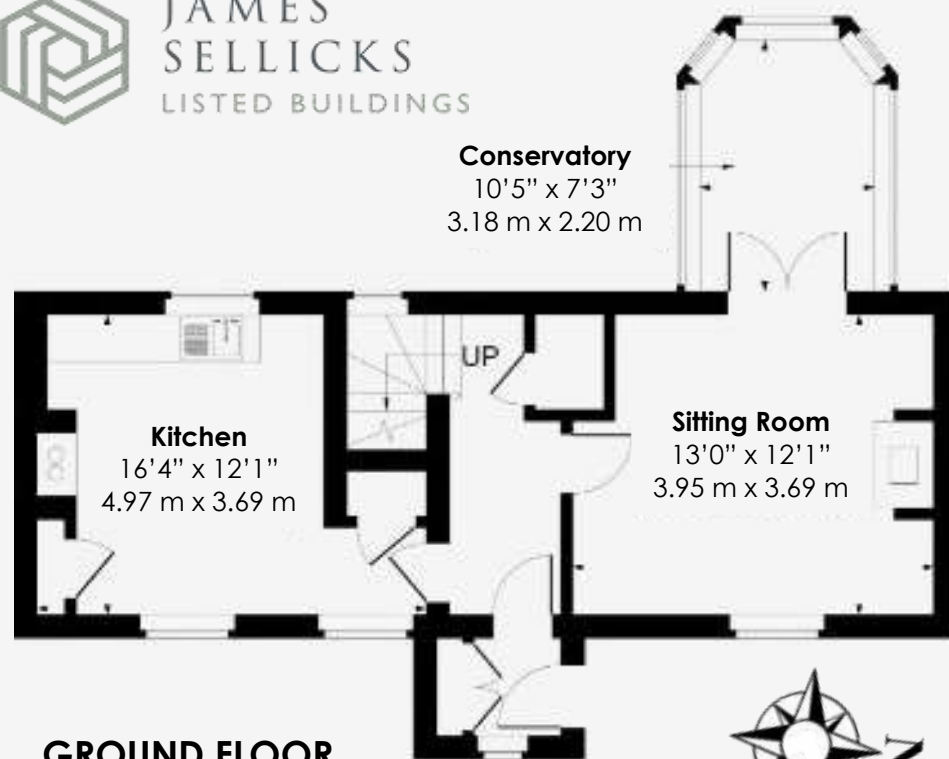




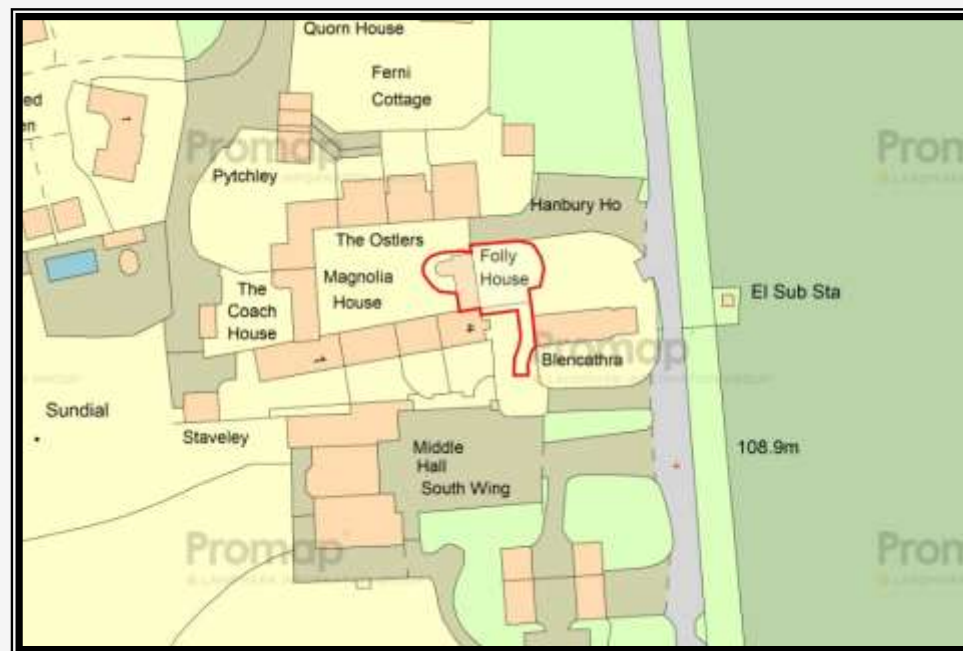


**FIRST FLOOR**

Approximate Gross Internal Area  
96 Sq. M (1033 Sq. Ft)



**GROUND FLOOR**





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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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