



The Old Saddle Room @ Langham House Stable Yard Access Statement

Introduction

The Old Saddle Room forms part of Langham House Stable Yard and is a self-contained annex. It was originally a stable for two horses with an upstairs grain store, and is much older than the main house. It became the saddle room when the main stables were built in 1864 to provide stabling for eight horses and to serve Langham House, opposite, which was used as a hunting lodge by Edward, the then Duke of Windsor.

There is one bed and breakfast room which consists of a self-contained annex with private entrance. There is a downstairs lounge and upstairs bedroom with ensuite bathroom. The building is over 150 years old therefore there may be some features that may pose a problem for people with mobility issues.

Langham is a pretty village with two churches and two pubs, all just a short stroll away. The pubs offer speciality beers and excellent meals as well as a warm and friendly atmosphere. There is a good bus service from the village giving access to the local towns and villages in and around Rutland County, including Rutland Water. Local taxi services can be arranged. The market town of Oakham is less than half an hour's walk away or just 10 minutes by bike along a good footpath/cycle-way, or a 5 minute drive. The nearest railway station is in Oakham as are a wide range of shops, restaurants, bars and banking facilities.

Arrival and car parking

On arrival there is plenty of off-street parking with no restrictions. The driveway has a wooden entrance gate and is fully gravelled. There is automatic outside lighting activated by movement. We offer assistance with luggage to the annex where we explain the facilities of the rooms.

Main entrance and guest accommodation

Entering the property by the stable door leads into the guest lounge and breakfast room. The floor is original cobbles in the entrance with a threshold mat and thereafter oak floorboards with a large decorative rug. There is a two seat leather settee, dining table with two chairs, flat screen TV with DVD player, a selection of DVDs, CD/DAB Radio console, free high-speed broadband Wi-Fi, complimentary tea and coffee making facilities, information folder and a selection of novels. There is also an iron and ironing board in the under stairs cupboard. The property has smoke detectors but smoking is not permitted on the premises.

Breakfast is served in the private lounge at the dining table, cooked to order from a wide selection of choices. We cater for all dietary requirements but please advise when booking your accommodation. Breakfast can also be served on the terrace, subject to the weather.



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Carpeted stairs, 12 steps with a half-turn, lead to the first floor bedroom which is also fully carpeted. There is a handrail on one side of the staircase. The bedroom has a king size bed which can be separated into two singles, if desired. There is a fitted wardrobe, bedside tables, chair, built-in cupboards drawers and mirrors. In addition there is a flat screen TV with DVD player and a separate DAB Radio. Leading off the bedroom is an ensuite shower room with toilet, wash hand basin with lever tap over a vanity unit, electric shaver point and walk-in shower with mains hot water through a mixer. Towels and toiletries are provided. The property has central heating throughout, a heated towel rail in the ensuite and double glazing in all rooms.

There is access to the rear garden which is level and mainly lawn with flower beds, borders and terraces. There are seating areas in the garden, adjacent to the house and beside the stream. Breakfast can be served on the terrace subject to the weather. There is a small (15cm) step up to two of the terraces, the third terrace is flush.

Arrival times are between 4:00pm and 7:30pm. Please call in advance if you need alternative access times. The room needs to be vacated by 10:30am on day of departure.

We are unable to accept animals of any kind.

Our website www.langhamhousestableyard.co.uk provides photographs and further information about our accommodation, tariffs and facilities.