

THE OLD FARMHOUSE
CASTLE BYTHAM







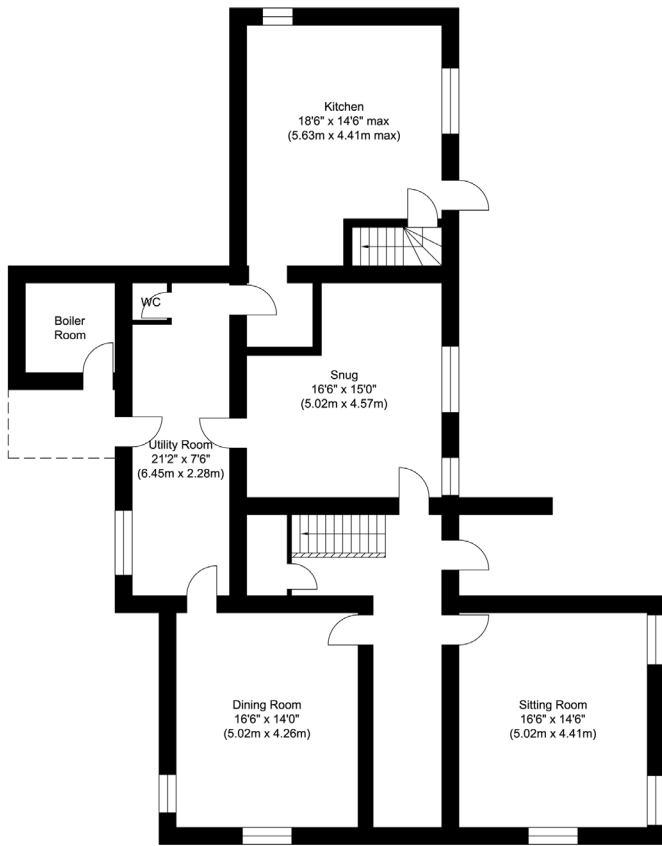
The Old Farmhouse is an elegant Georgian country home, attractively set opposite the village duck pond and next to the famous castle mount within the desirable village of Castle Bytham. The property is appealingly offered to the market with NO CHAIN.

The property is positioned within private walled gardens, with outbuildings including open fronted coach-house style carport and garaging. Approached through iron gates, this leads to a spacious driveway giving off-road parking for multiple vehicles. The beautifully maintained gardens are enclosed by high stone walls, with a spacious area of lawn, mature flower beds and shrubs to the borders and a lovely patio area to enjoy alfresco dining in the summer.

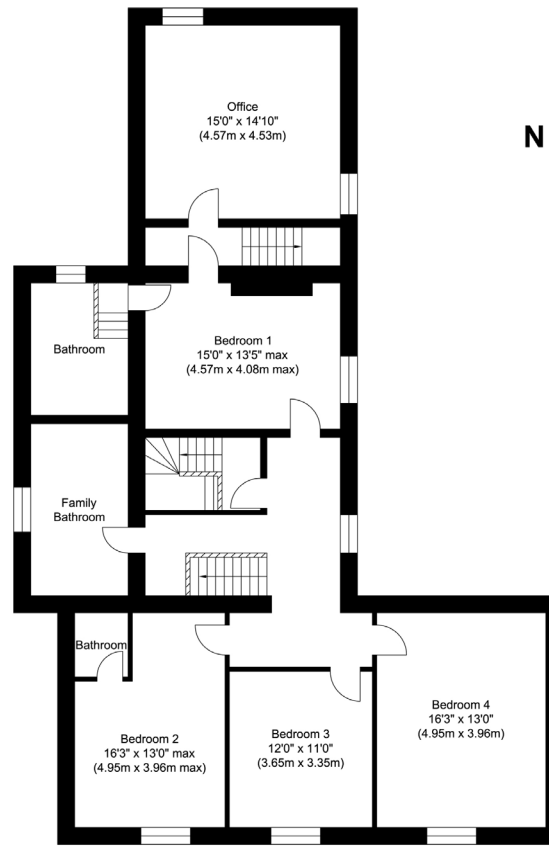
With a wealth of charm and character throughout, the accommodation comprises an entrance hall with original flagstone flooring, dual-aspect sitting room with feature fireplace, dual-aspect formal dining room, cosy snug and a breakfast kitchen with AGA and a rear lobby with larder and utility/boot room. Stairs to the first floor lead to a master bedroom with ensuite bathroom with an adjacent dressing room/office, three further double bedrooms and a main family bathroom. The second floor gives double bedrooms 5 and 6, a library room, small hobby room and bathroom. The second floor gives the flexibility to be a self-contained annexe/suite suitable for teenagers or multiple generation living.

Castle Bytham is a popular village offering excellent amenities including a doctors surgery, community store, mobile post-office, two dining pubs, St. James' Church believed to date back to Norman times and Bus Service further connecting this quiet village to the surrounding villages and towns. The popular market towns of Stamford, Oakham and Bourne are all within a convenient distance and provide a broader range of shopping opportunities and amenities.

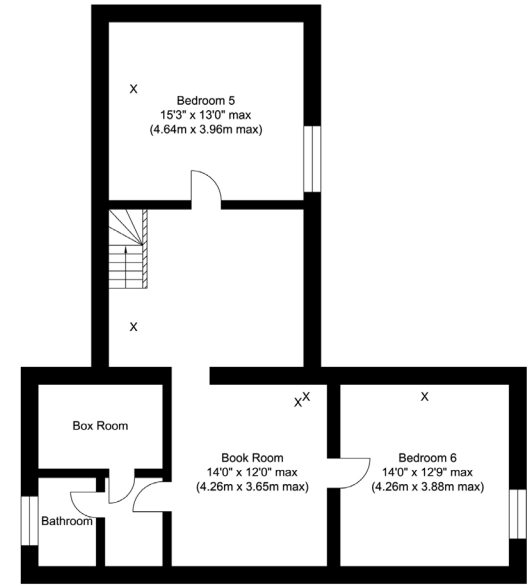
Castle Bytham sits in picturesque rolling countryside yet is minutes from the A1, giving commuters easy access to Grantham and Peterborough both with mainline trains to London in approximately one hour. The village is also well-placed for convenient access to both private and state schooling, with the well-regarded Witham Hall Prep School but four miles east. Schools located in Bourne, Stamford, Oakham, Grantham, Uppingham and Oundle are all under approximately 30 miles driving distance. The renowned Rutland Water is within a 15-minute drive.



Ground Floor
Approximate Floor Area
1547.20 sq. ft
(143.74 sq. m)



First Floor
Approximate Floor Area
1490.69 sq. ft
(138.49 sq. m)



Second Floor
Approximate Floor Area
922.89 sq. ft
(85.74 sq. m)



Key :
X = Roof Light

Illustration for identification purposes only, measurements are approximate, not to scale.

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