

RIVERSIDE HOUSE

LITTLE BYTHAM



Area: 1.2 Acres
Approximately





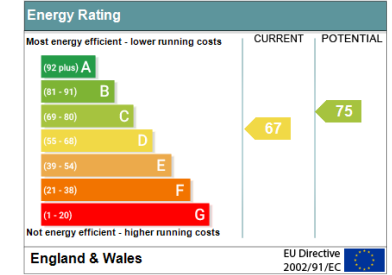
Riverside House is a substantial stone residence positioned on a spacious plot of approximately 1.2 acre, with spectacular views over its own paddock land and open countryside beyond. Offered to the market with NO CHAIN.

This attractive stone property was lovingly converted by the current owner and has many character features throughout. The accommodation comprises a large entrance hall, with shower room off and snug, formal sitting room with inglenook fireplace opening out to a vaulted dining area adjoining the breakfast kitchen, study with feature spiral staircase and mezzanine level above. The first floor offers a large master suite with walk-in dressing area and ensuite bathroom, three further double bedrooms and main family bathroom.

Externally, the property offers a spacious driveway providing parking for multiple vehicles and a detached double garage with loft area over. To the front aspect, a stone wall encloses an attractive courtyard garden with an archway leading through to the rear garden with a large area of lawn, wildlife pond and behind the garden, an enclosed pony paddock. The property also boasts brick stabling and a large barn which is currently used as a workshop, but could be converted to give further accommodation or a self-contained annexe/home office STPP.

There is an area of land included which has lapsed planning permission which is currently in the process of being renewed.

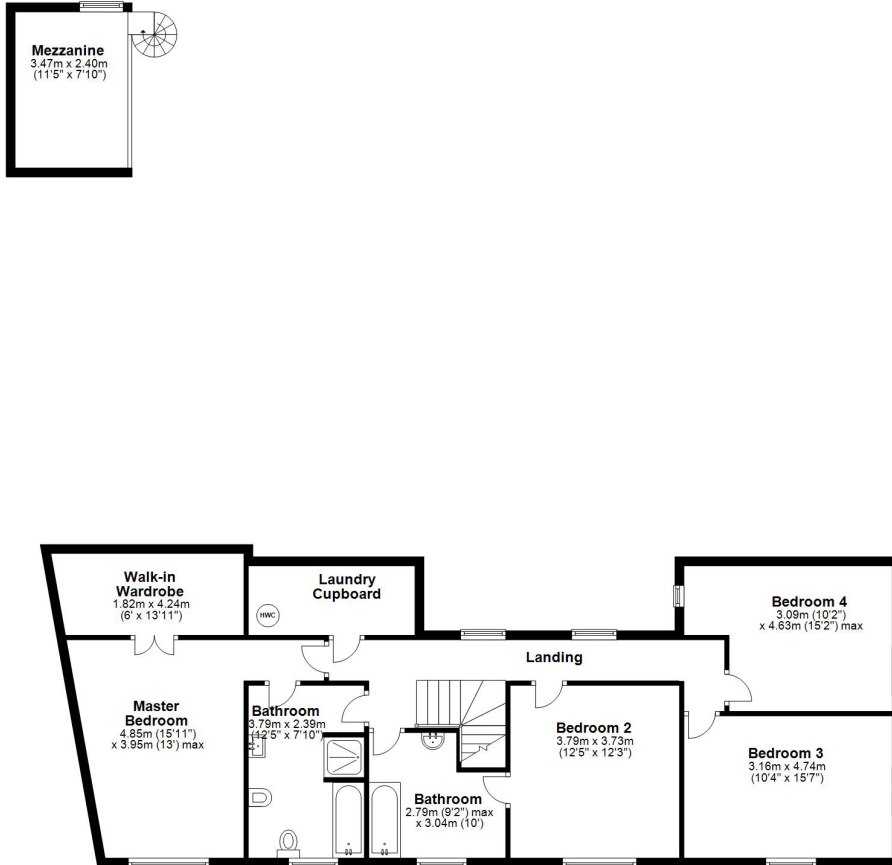
The idyllic village of Little Bytham is the neighbouring village of Castle Bytham, which benefits from two lovely country pubs, a village hall, doctors surgery and village shop. Only 8 miles South is the historic market town of Stamford with many shops, garden centres, churches, public houses and hotels to be found, including the renowned George hotel. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne and Oakham. The A1 is just 3 miles away giving quick access to both Grantham and Peterborough, both with mainline trains to London in under one hour.



Ground Floor
 Approx. 239.3 sq. metres (2576.1 sq. feet)

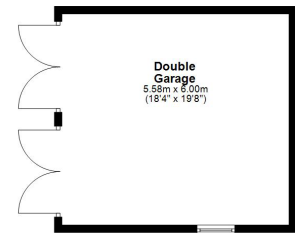


First Floor
 Approx. 115.8 sq. metres (1246.4 sq. feet)



Total area: approx. 355.1 sq. metres (3822.5 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ACR Energy Assessors. Plan produced using PlanUp.



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