



BARN COTTAGE

CASTLE BYTHAM



Situated in a conservation area, the picturesque village of Castle Bytham holds many treasures – Barn Cottage most certainly being one of them.

Pull into the gated, gravel driveway of this stone-built family home and find not one, but two detached buildings; the main home – fully renovated by the current owners - and a self-contained annexe, converted from the original nineteenth century barn.

A WARM WELCOME

The ecclesiastical porch entrance with bench seating makes for a grand first impression and a warm arrival into the home. Leaving your coat and shoes in the porch of Barn Cottage, step through half glazed, double doors and find yourself in a broad and welcoming entrance hallway, tiled with limestone flooring underneath. Warmth emanates from a double fronted wood-burning stove, cleverly positioned in an alcove to crackle cosily in both the hallway and sitting room.





Moving into the tranquil, dual aspect sitting room, take in views onto the terrace and garden through triple-glazed French doors. A built-in alcove cupboard with shelves above, stone hearth and timber mantel over the wood-burning stove bring a homely feel.



FAMILY FRIENDLY

A second reception room, currently used as a cosy snug, is a wonderful place for family fun, but could equally make an excellent home office. Windows to three sides, this light-filled room also has a stable door that opens out onto the front aspect.

Pass the well-equipped laundry room and guest cloakroom as you make your way into the heart of the home – the fabulous kitchen diner.



A SOCIAL SPACE

The flowing, open-plan layout of the sublime kitchen diner creates a wonderful space for cooking, dining and relaxing together.

Enjoy creating a feast in the elegantly designed, country style kitchen. Quartz worktops and a Belfast sink feature alongside richly coloured, made-to-measure solid wood units. A Rangemaster stove with induction hob rests within a tiled inglenook.

The substantial kitchen island offers further storage and a convenient breakfast bar – the perfect spot for taking a seat, drink in hand and chatting with the chef.

Moving through into the dining area, gaze up to the double height vaulted ceiling with gable end feature window and exposed beams. A lower window provides views of the garden and French doors leading onto the terrace create a light and airy setting for family meals and entertaining.



Unwind after dinner in the bright and comfortable garden room. In the summer, open the three triple glazed French doors to create a seamless connection to the terrace for alfresco dining.

Off the garden room, a cavernous pantry offers storage for a vast culinary collection.

REST, RECLINE AND UNWIND

Returning to the entrance hallway, ascend the staircase to the first-floor landing where five beautiful double bedrooms await.

Moving back to the main landing, three more double bedrooms lead off - two with views to the front of the home and the final one having views both to the front and rear.

Stylishly decorated, a dual aspect guest bedroom sits to the front of the home, served by its own en suite shower room.



Serving these three rooms is the sumptuous, Burlington family bathroom. Offering a restful haven with a half-panelled feature wall, the room is fitted with freestanding, claw foot bathtub, lavatory and wash basin set upon a charming vanity unit.



What the owners love:
 “A peaceful location but being in the heart of the village with all amenities close by.”



A PRIVATE HAVEN

Retreat to the generous principal suite, with views of the garden to the rear. Bespoke, solid wood wardrobes and cabinetry set into the eaves provide plenty of storage. A stylish en suite shower room, finished with striking, handmade Bert & May tiles, completes this wonderful sanctuary.



STEP OUTSIDE

Dine al fresco on the large, terraced area to the rear of the home, perfect for enjoying barbecues and evening drinks. Stone steps lead to the lawned garden, offering space to play and entertain.



THE ANNEXE

Barn Cottage takes its name from the nineteenth century, stone-built barn conversion that sits to the front of the home and is now a self-contained annexe, offering huge potential as either a self-contained living space or office.

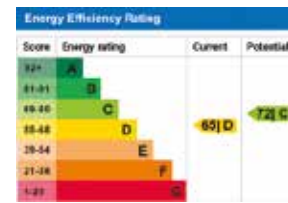
Accessed from the main driveway, enter through the front door into a bright living space with kitchen units lining one wall. A fully equipped bathroom is in situ. Two further rooms complete the annexe.



THE FINER DETAILS

- Freehold
- Detached
- Constructed 1980s
- 1 bed annexe
- Single garage
- Plot approx. 0.26 acre
- Oil central heating
- Mains electricity, water and sewage
- South Kesteven District Council, tax band F (main home), tax band A (annexe)
- EPC rating D
- Conservation area

Ground Floor: Approx. 140.5 sq. metres (1512.5 sq. feet)
 First Floor: Approx. 109.4 sq. metres (1177.6 sq. feet)
 Annexe: Approx. 56.9 sq. metres (612.1 sq. feet)



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NEAR AND FAR

Considered to be not only one of the prettiest but one of the most historically interesting villages in the area, Castle Bytham has so much to offer to buyers seeking an idyllic rural lifestyle with easy access to superb education, outdoor lifestyle opportunities and convenient commuter and transport links to the rest of the UK. You'll find a doctor's surgery, parish church, village store, picturesque duck pond, village hall and two excellent pubs right on the doorstep - ideal for soaking up the local history and getting to know the neighbours.

Situated on the border of neighbouring Rutland, why not visit some of their highly regarded hostleries including the multi award-winning Olive Branch pub in Clipsham? The historic market towns of Bourne, Stamford, Oakham and Uppingham

are within easy reach with more extensive shopping options available in neighbouring Grantham and Melton Mowbray.

Lovers of the outdoors can explore the stunning surrounding countryside via the many public footpaths and bridleways on foot, on two wheels or on horseback. Many more facilities for water sports are easy to access at the Rutland Water Nature Reserve.

The Bythams Primary School caters for children between 4 and 11 with secondary education available at Bourne Academy, Bourne Grammar School or the Charles Read Academy in Corby Glen. With independent schooling in mind, the region offers a wide choice including Witham Hall, the Stamford Endowed Schools, Oakham, Uppingham or Oundle Schools.

Commuters will find convenient rail links from mainline railway stations at Grantham to the North or Peterborough to the South. The direct service from Peterborough to London Kings Cross is just under 50 minutes. Castle Bytham is just four miles from the A1 making travel by road in either direction highly accessible.

LOCAL DISTANCES

- Stamford 9 miles (20 minutes)
- Bourne 9.4 miles (18 minutes)
- Oakham 14 miles (23 minutes)
- Grantham 14 miles (25 minutes)



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