



HEATHCOTE HOUSE

— CASTLE BYTHAM —



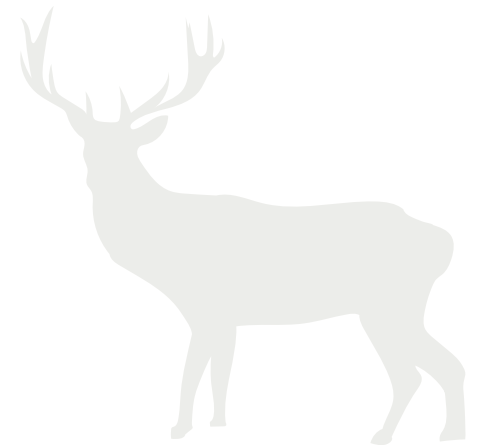
Passing the delightful duck pond in the picturesque village of Castle Bytham, draw up a quiet lane to find the welcoming white frontage and red roof tiles of Heathcote House. Brimming with character born of its eighteenth century, agricultural roots and having potential in an as-yet undeveloped barn, Heathcote House's thick stone walls, changing floor levels and exposed beams exude personality.



WELCOME HOME

Pulling into the gravelled driveway, find ample parking between the home and its barn. Unlisted and currently providing spacious storage, the stone barn awaits its next chapter. Connecting the barn to the home itself could offer an exceptional extension.

Stepping into the porch, hang your coat next to charming stained glass panels before making your way into the main entrance hallway where substantial stone flooring underfoot gives a nod to the working history of the home. Move through to discover the elegant kitchen.





COOK UP A FEAST

Appealing Shaker-style kitchen units provide plentiful storage topped with bright, granite surfaces. Views to the garden extend through wide windows to two sides of the room, one of which has a double Belfast sink set beneath. A

large range cooker, integrated fridge-freezer and dishwasher are all in place. Position a dining table by the fully glazed French doors for family meals – open the doors and step out to the terrace for coffee or al fresco entertaining.

Find further storage space in a separate utility room which also comfortably houses a washing machine.

COSY LIVING

Crossing the entrance hallway, feel warmth emanating from the wood-burning stove as you step down to find the delightful sitting room in what is believed to be the oldest part of the home. Charming features abound here. Oak shelving fits comfortably in a recess between thick walls with gentle undulations. Two small windows sit atop deep windowsills whilst the sill beneath the largest window offers a seat. Stripped beams overhead and a tall, redbrick fire place with grand wooden lintel add to the characterful feel.

Adjacent, step down again to discover the cosy snug where an exposed stone wall frames the window and beams rest overhead. Alcoves surrounding the open fire feature painted stonework and recess details that exude charm.



COMFORT AND CONVENIENCE

Tucked away at the end of the entrance hallway, find the first of the home's two bathrooms - a tranquil space decorated in white with a bath with shower over, lavatory and wash basin. Fitted cabinetry with an in-built mirror brings a quaint touch.





SOAK AND SLEEP

Ascending the stairs from the entrance hallway, arrive on the bright landing. Tucked beneath a window looking to the front of the home, a lovely nook offers space to place a desk for work or study.

Moving through an archway to your left, discover a light bedroom with stripped pine floorboards and feature recesses in the walls. An in-built cupboard is handy here.

Continue along to find two further bright bedrooms and an elegant family bathroom.

Cleverly designed, the bathroom combines modern comfort with original feature windows and exposed stonework to create a restful retreat. Slide into the freestanding bath with separate, feature filler or refresh in the generous, walk-in shower. A stylish wash basin sits atop a bespoke, wide shelf with storage beneath.

Retracing your steps, return along the landing to arrive in the principal bedroom. This generous, light-filled room, set into the eaves, conveys a feeling of comfort and welcome. Windows to two sides issue in light with the largest offering lovely views over the rear garden.





COTTAGE GARDEN

The tranquil, west-facing rear garden of Heathcote House is a secluded haven. Wrapped in pretty borders, the large lawn invites you to relax and play drenched in sunshine through the afternoon and well into the evening. A generous terrace with easy access to the kitchen is the perfect place for al fresco dining or drinks with friends as the sun fades.





THE FINER DETAILS...

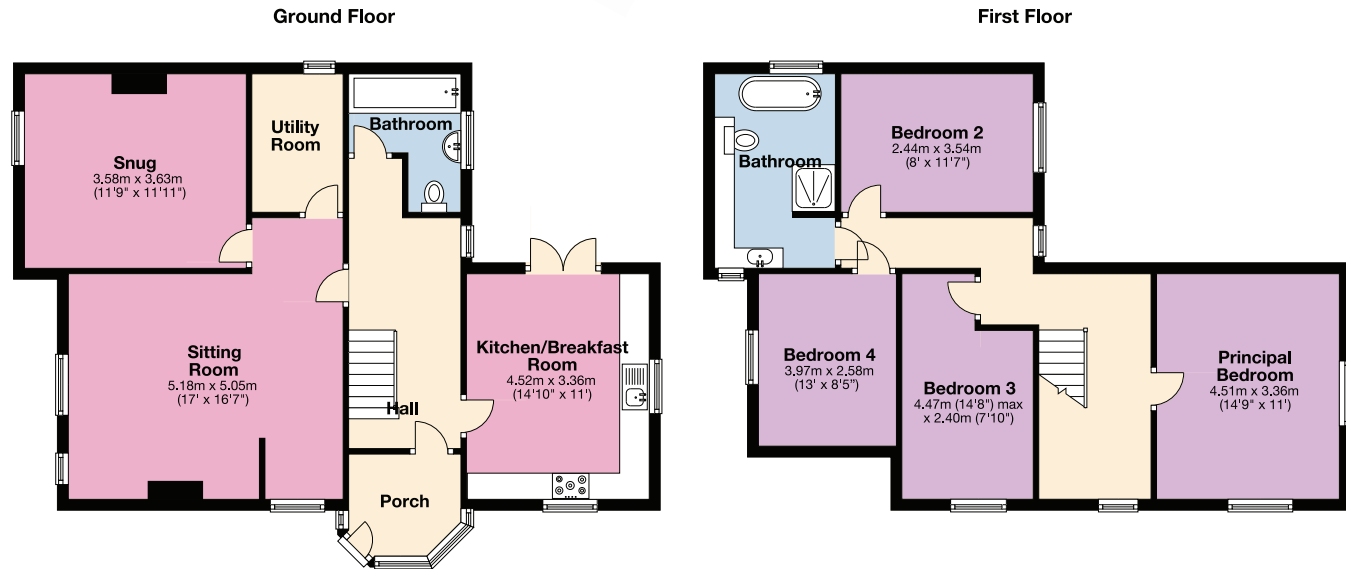
- Freehold
- Detached
- Home dates back to 18th century origins
- Conservation area
- Plot 0.13 acre
- Oil central heating
- Mains electricity, water and sewage
- South Kesteven District Council, tax band D

Ground Floor: approx. 75.2 sq. metres (809.6 sq. feet)

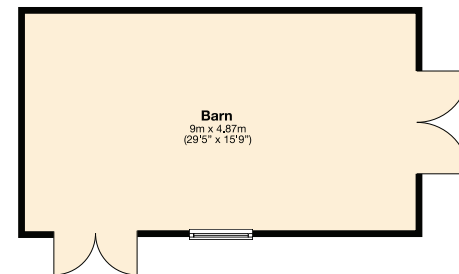
First Floor: approx. 62.2 sq. metres (670.0 sq. feet)

Barn: approx. 43.8 sq. metres (471.5 sq. feet)

Total area: approx. 181.2 sq metres (1951.1 sq. feet)



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



Not in Actual Position

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NEAR AND FAR

Castle Bytham has much to offer those seeking an idyllic rural lifestyle whilst also maintaining easy access to excellent education and convenient commuting around the UK.

Well served by amenities, Castle Bytham has a doctor's surgery, parish church, community village shop and cafe, village hall and two excellent pubs just a short stroll from home.

The superb market towns of Bourne, Stamford, Oakham and Uppingham are a short drive away with a wider choice of shops available in neighbouring Grantham and Melton Mowbray.

Public footpaths and bridleways are in abundance for outings on foot, cycling or on horseback while 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 in nearby Bourne or Corby Glen. A range of independent schooling options are also found locally.

Excellent rail links from Grantham and Peterborough provide convenience to commuters. Castle Bytham is just four miles from the A1 making travel by road highly accessible.



ON YOUR DOORSTEP

APPROXIMATE DISTANCE AND TRAVEL TIMES

Stamford 9 miles (a20 minutes)

Bourne 9.4 miles (18 minutes)

Oakham 14 miles (23 minutes)

Grantham 14 miles (25 minutes)



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