



BY DESIGN

Manor House

Church Street, North Witham, Grantham, Lincolnshire, NG33 5LH

A beautiful Grade II Listed Manor House set in an idyllic and most wonderful position

A beautiful Grade II Listed Manor House set in an idyllic and most wonderful position, within extensive countryside spanning nearly 1.9 acres and enjoying river views. The six-bedroom detached family home enjoys views towards the church and has been upgraded by the current owners, reviving a piece of history. Additionally, the property boasts a Listed Dovecote, a range of barns, outbuildings, and garaging, which are ideal for upgrading and potential further development.











Accommodation

On entering the Manor House via the hallway, stairs rise to the first-floor landing, and doors access the following rooms: The drawing room boasts a wonderful fireplace, high ceilings, and far-reaching views over the south gardens via full-height tall windows. The snug enjoys double aspect views and a feature fireplace, while the formal dining room is infused with character. The study features built-in storage, and the kitchen/breakfast room offers a range of quality units with a central island complemented by solid natural surfaces. The ground floor accommodation is further enhanced by a cloakroom, utility room, boot room, and an arched cellar.

The first-floor accommodation features a principal suite with an en suite shower room. Bedroom two enjoys its own shower facilities, while the three remaining bedrooms on the first floor share the family bathroom. Additional storage is available on the landing and a staircase leads to the second-floor landing, where a versatile sixth bedroom can be found along with a walk-in loft area boasting a full-height beamed ceiling.

Externally, the location of The Manor House is truly wonderful, offering a unique opportunity to own a piece of rural England. The gardens have been lovingly designed and include a variety of shrubs, plants, fruit trees and native trees to attract a diverse range of wildlife and birds. Formal lawns and woodland to the south aspect incorporate solar panels implemented to maximise the property's efficiency.

The River Witham runs along the perimeter boundary, with a pedestrian bridge over the river providing access to a secluded woodland area. The property further boasts a Listed Dovecote, along with a range of barns, outbuildings, and garaging totalling nearly 3,200 sq. ft, ideal for upgrading and potential further development (subject to the necessary planning requirements). Set back from Church Street, the Manor House can be reached through barn-style garaging. In total, the property sits within idyllic and tranquil grounds of 1.9 acres.









Location & Services

North Witham is located within easy reach are the market towns of Grantham (ten miles), Oakham (eleven miles), Stamford (twelve miles), Melton Mowbray and Bourne (both around fourteen miles) where there are excellent schools, shopping, restaurants, and amenities. Trains from Grantham to London Kings Cross take around one hour making this an excellent location to commute from.

There are many places to visit in the area, such as Woolsthorpe Manor, Belvoir Castle, Belton House, and Burghley House in Stamford. The property is also within easy reach of Rutland Water (eleven miles), where there is an aqua park, the Rutland Belle leisure cruises and many other activities such as walks, cycling and water sports.

The nearby village of Colsterworth (approximately 1.5 miles away) boasts a full range of amenities, including a pub, a Co-op store, a mobile post office, a primary school, a doctor's surgery, a smaller convenience store, a village hall and a nursery. There are also many beautiful villages nearby, together with an abundance of traditional, historical and country pubs. There is also a broad choice of superb independent and Grammar schools in nearby Oakham, Stamford, Uppingham, Witham on the Hill and Grantham.

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Services: Mains electricity, water and drainage, Oil heating including solar panels

Local Authority: South Kesteven District Council

Tenure: Freehold | Council Tax Band: G | Epc Rating: Exempt | Sat Nav: NG33 5LH



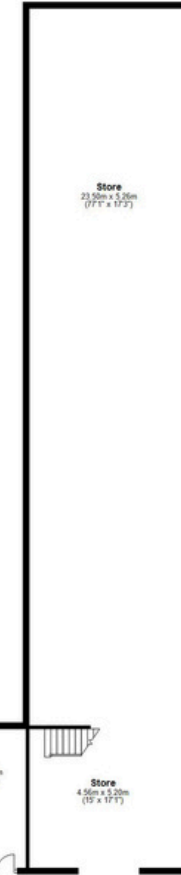
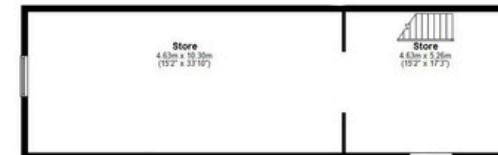
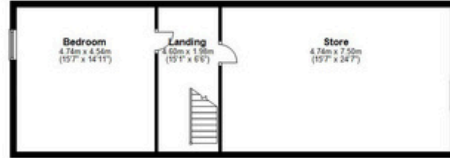




MANOR HOUSE NORTH WITHAM



GROUND FLOOR = 166.6 SQ M/ 1792.8 SQ FT
 FIRST FLOOR = 144.8 SQ M/ 1558.1 SQ FT
 SECOND FLOOR = 78.4 SQ M/ 843.7 SQ FT
 OUTBUILDINGS = 341.3 SQ M/ 3763.9 SQ FT
 TOTAL = 731.1 SQ M/ 7958.5 SQ FT





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National audience

local knowledge