



19 Castle Rise, Belmesthorpe, PE9 4JL

 **NEWTON FALLOWELL**



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## Key Features

- Renovated detached bungalow
- Stunning field views
- Two double bedrooms
- Open plan kitchen, dining room & living space
- Two ensuites & a four piece bathroom
- Separate annex/gym with wc & home office space
- Located in the popular village of Belmesthorpe

£775,000







**Stunning Field Views & Versatile Annex** - Newton Fallowell is delighted to present this beautifully renovated detached bungalow with a flexible separate annex, currently used as a gym but offering fantastic potential to be a third bedroom, guest suite, or even an Airbnb. Located in the highly sought-after village of Belmesthorpe, this exceptional home combines luxury living with breathtaking countryside views. The property has been meticulously upgraded by the current owners to the highest standards.

Upon entering, you are greeted by a spacious entrance hall that leads to the open-plan reception areas and bedroom suites. To the rear of the property, the impressive main bedroom benefits from an abundance of natural light and features two separate en-suite shower rooms, a generous dressing room, and bi-fold doors that open to the private rear garden. At the front of the property is a further double bedroom with a front-facing window. Completing this area is a modern four-piece family bathroom, offering both a separate walk-in shower and a bathtub. The heart of the home is the expansive open-plan kitchen, dining, and living space - an ideal setting for entertaining guests. This beautifully designed room features a stylish dining area that seamlessly transitions into the contemporary kitchen, which is equipped with integrated appliances. Stunning bi-fold doors provide a seamless connection to the rear garden. Adjacent to the kitchen is a separate utility room, offering additional storage space.

Externally, the current owners have thoughtfully added a separate annex, currently used as a gym. This flexible space offers an open-plan layout with dual-aspect windows that enjoy scenic field views, along with a convenient cloakroom and a separate storage or home office space. With its own independent access, the annex is ideal for a third bedroom conversion, multi-generational living, visiting guests, or even as a holiday let (subject to consents). Super-fast broadband is also currently being installed in the village, enhancing its appeal for home working.

The rear garden is predominantly laid to artificial lawn, complemented by a separate patio area covered with a pergola, providing a perfect space for year-round entertaining. A standout feature of the property is the breathtaking countryside views that surround the home. This exceptional property truly needs to be viewed in person to fully appreciate its quality, setting, and unique offerings.





Entrance hall 4.01m x 3.42m (13'2" x 11'2")

Bedroom two 3.47m x 4.24m (11'5" x 13'11")

Bathroom 3.27m x 1.67m (10'8" x 5'6")

Bedroom one 3.56m x 4.47m (11'8" x 14'8")

Sung 2.51m x 1.82m (8'2" x 6'0")



Ensuite 2.9m x 2.35m (9'6" x 7'8")

Dressing room 1.99m x 3.26m (6'6" x 10'8")

Ensuite 1.37m x 3.02m (4'6" x 9'11")

Kitchen 4.11m x 3.7m (13'6" x 12'1")



Utility 5.68m x 2.24m (18'7" x 7'4")

Dining room 6.99m x 3.42m (22'11" x 11'2")

Lounge 2.42m x 9.54m (7'11" x 31'4")

Gym 3.56m x 5.76m (11'8" x 18'11")



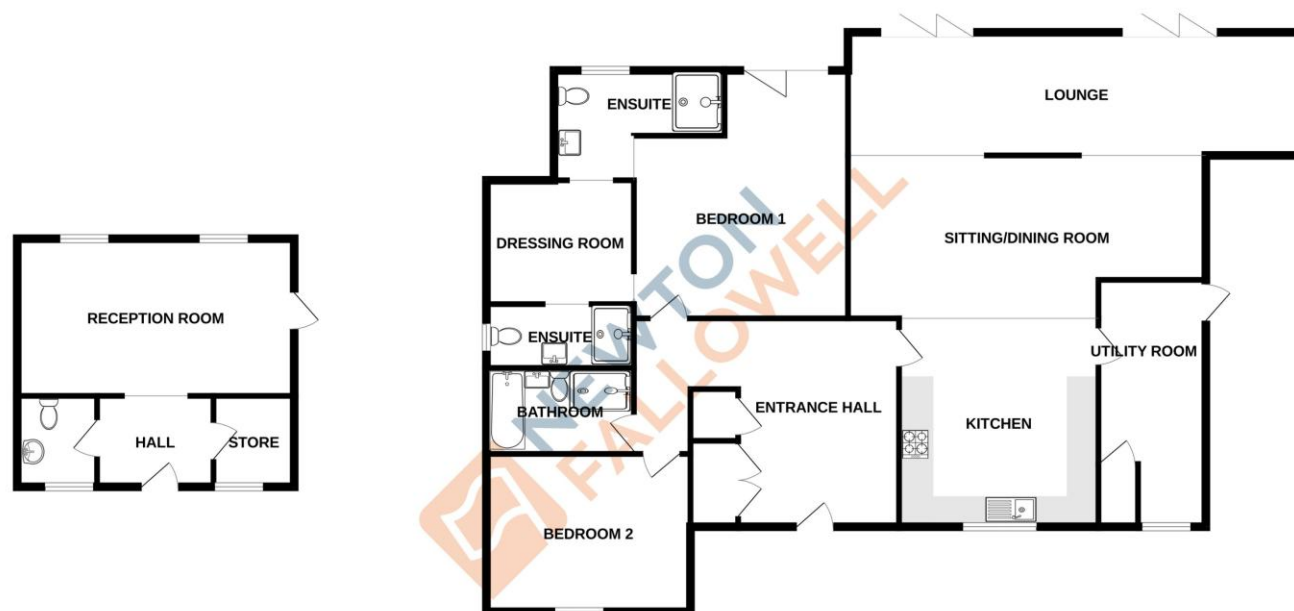






ANNEX / GYM  
321 sq.ft. (29.8 sq.m.) approx.

GROUND FLOOR  
1702 sq.ft. (158.1 sq.m.) approx.



TOTAL FLOOR AREA : 2024 sq.ft. (188.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band: E

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.