



THE MANOR HOUSE
CASTLE BYTHAM







The Manor House is a charming Grade II Listed detached residence positioned on a generous plot of approximately 1.2 acres, offering over 4500sqft of accommodation with a total of 7 bedrooms, including ground-floor bedrooms which could be used as a self-contained annexe. The property is offered to the market with NO CHAIN.

Thought to date back to the 1600's, the property has now been in the same family ownership for 70 years and offers a wealth of character throughout including carved stone mullion windows and ornate original fireplaces. The well-presented accommodation comprises a spacious entrance hallway with cloakroom, cosy snug, farmhouse style kitchen with adjoining scullery and utility room, dining room, drawing room and library. A connecting hallway leads through to the original stables which have been converted to offer an entrance hall, two ground-floor double bedrooms, bathroom and first floor giving a games room and home office. This could be altered to create a self-contained annexe if desired. Back in the main house, a staircase leads to the first floor which offers five bedrooms, three with ensuite facilities and a main family bathroom.

The property is set back from the road in private grounds of approximately 1.2 acres, which are enclosed by stone perimeter walls on 2 sides, with well-maintained gardens offering large areas of lawn, mature trees and hedging. Being approached through double gates, this leads to a large driveway giving parking for multiple vehicles. Attached to the stables, there is a double garage and workshop.

Castle Bytham is a popular village offering excellent amenities including a doctors surgery, community store, mobile post-office, two dining pubs, St. James' Church believed to date back to Norman times and Bus Service further connecting this quiet village to the surrounding villages and towns. The popular market towns of Stamford, Oakham and Bourne are all within a convenient distance and provide a broader range of shopping opportunities and amenities.

Castle Bytham sits in picturesque rolling countryside yet is minutes from the A1, giving commuters easy access to Grantham and Peterborough both with mainline trains to London in approximately one hour. The village is also well-placed for convenient access to both private and state schooling, with the well-regarded Witham Hall Prep School but four miles east. Schools located in Bourne, Stamford, Oakham, Grantham, Uppingham and Oundle are all under approximately 30 miles driving distance. The renowned Rutland Water is within a 15-minute drive.

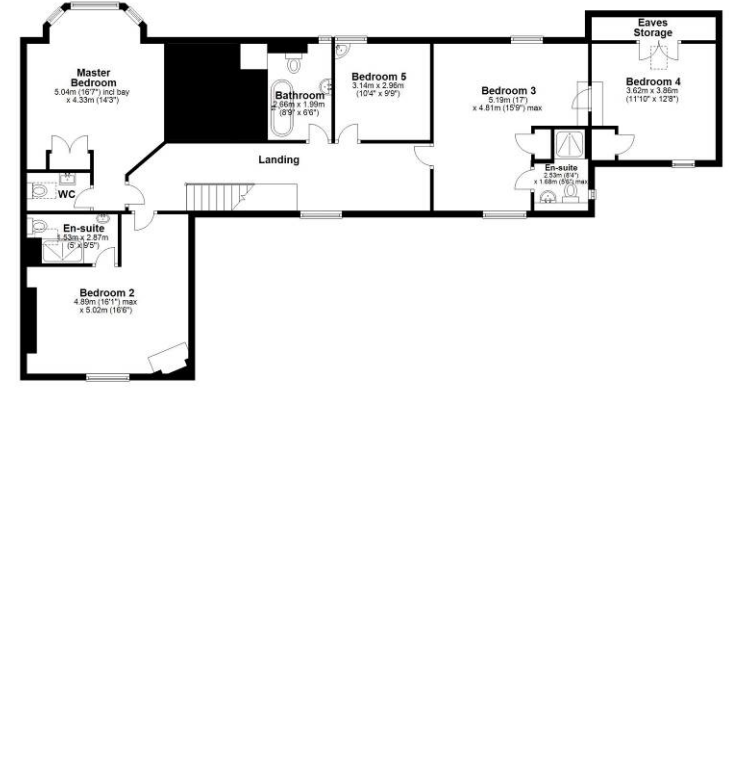




Ground Floor
Approx. 255.5 sq. metres (2749.7 sq. feet)



First Floor
Approx. 182.3 sq. metres (1961.8 sq. feet)



Total area: approx. 437.7 sq. metres (4711.5 sq. feet)
This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Associates. Plan produced using HANUS.

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