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- Detached Bungalow
- Development Opportunity
- Approximately 1 Acre Plot
- Further 1 Acre Available Separately
- Scope To Extend STPP
- Three Double Bedrooms
- Panoramic Countryside Views
- NO CHAIN



## The Bungalow, Castle Bytham, NG33 4SN

Idyllically set between the picturesque villages of Clipsham and Castle Bytham, this detached bungalow is positioned on a 1 acre plot with a goodlife small holding type garden, with a further 1 acre of adjoining farmland available by separate negotiation.

The property has outstanding South facing views across surrounding rolling countryside and offers an excellent opportunity to either redevelop the existing property, which is habitable but would benefit from some updating, or may allow for a substantial replacement dwelling STPP.

The village of 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.



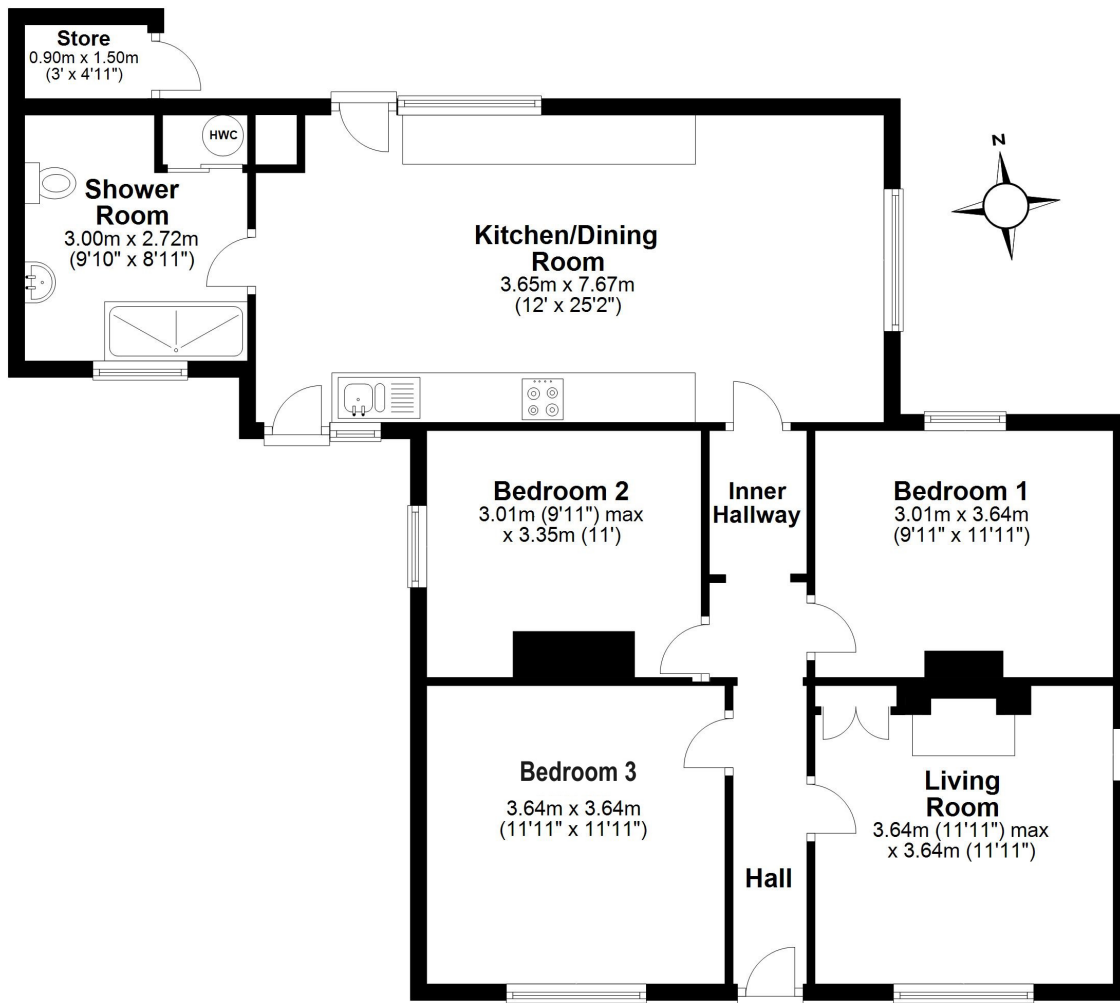




For more information, please contact a member of the team. For enquiries outside of normal office hours: [outofhours@moorestateagents.com](mailto:outofhours@moorestateagents.com)

## Ground Floor

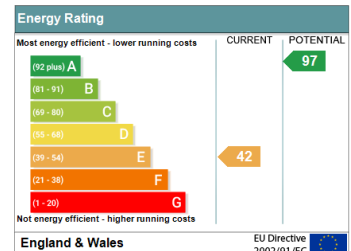
Approx. 96.0 sq. metres (1033.3 sq. feet)



Total area: approx. 96.0 sq. metres (1033.3 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 Assessors  
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