



**HOME FARM,
BITCHFIELD**





An attractive and substantial stone-built country house, ideally located within easy reach of Grantham Station—with mainline trains to London in under an hour—and the A1, as well as some of the area's most highly regarded prep and private schools.

The property has recently undergone a full restoration to an exceptionally high standard and is now around 90% complete, offering the purchaser the exciting opportunity to personalise the final finishing touches to their own taste.

The ground floor comprises a welcoming entrance hallway, a formal dining room with sash window and parquet flooring, and two generous reception rooms. The main lounge enjoys a feature stone fireplace with a fitted log burner. At the heart of the home, the modern kitchen has been refitted to a high standard with contemporary units and appliances, providing an excellent family and entertaining space.

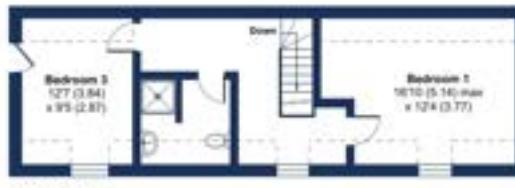
Upstairs, the first floor currently offers six bedrooms in total, with two bedrooms and a stylish family bathroom fully finished to a high standard. The remaining bedrooms and bathrooms are in need of completion, providing scope for a purchaser to finish the project as they wish. The second floor provides additional bedroom accommodation with potential to be completed as further living space.

Set within a small enclave of houses near the village of Corby Glen—offering excellent amenities including a doctors' surgery, supermarket, two pubs, and a deli—this property represents exceptional value per square foot, with impressive proportions, high ceilings, and the charm of a traditional country house.

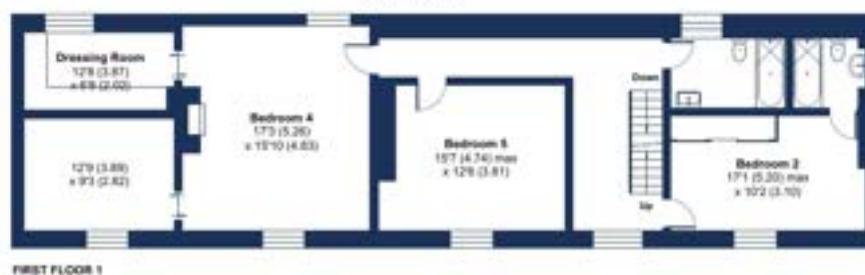
Home Farm, Bitchfield, Grantham, NG33



Denotes restricted head height

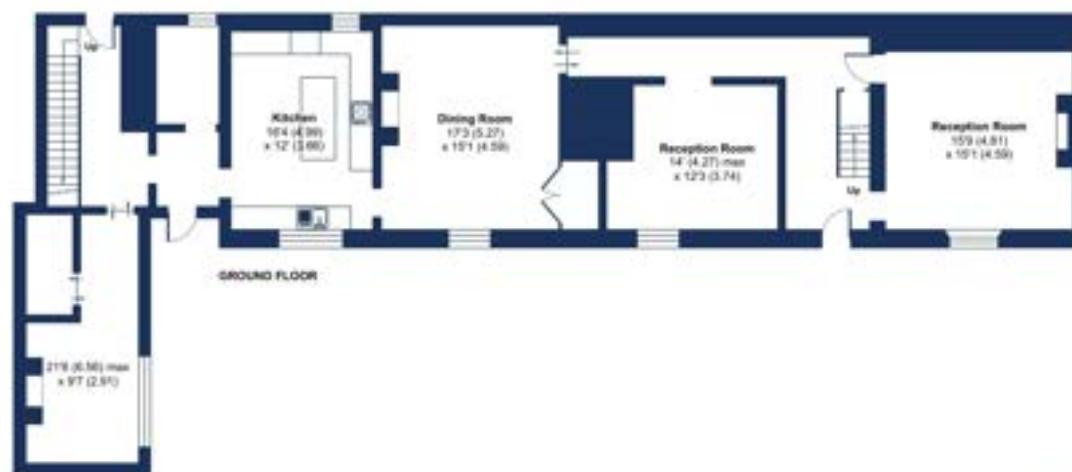


Approximate Area = 3405 sq ft / 316.3 sq m
 Limited Use Area(s) = 116 sq ft / 10.7 sq m
 Garage = 1234 sq ft / 114.6 sq m
 Total = 4755 sq ft / 441.6 sq m
 For identification only - Not to scale



FIRST FLOOR 2

FIRST FLOOR 1



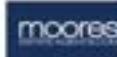
GROUND FLOOR



GARAGE 1/2/3



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
 Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.
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