



## Water Lane, Castle Bytham

Tucked away on the edge of this sought-after village, this charming stone cottage combines period character with modern comfort and enjoys far-reaching countryside views. The earliest part of the house is believed to date back to the 1700s and still showcases original stone walls, exposed beams, and quirky historic features.



### FEATURES

- Charming stone and brick built cottage dating back to the 1700s
- Over 1,900 sq. ft. of versatile accommodation
- 23ft principal living room plus additional snug with log burner
- Extensive driveway parking and private rear garden
- Original beams, stone walls, and character features throughout
- Three further bedrooms, including two king-size rooms





## ACCOMMODATION

Tucked away on the edge of this sought-after village, this charming stone and brick cottage combines period character with modern comfort and enjoys far-reaching countryside views. The earliest part of the house is believed to date back to the 1700s and still showcases original stone walls, exposed beams, and quirky historic features. Over time, the property has been sympathetically extended to create a versatile home with over 1,900 sq. ft. of accommodation, including a magnificent open-plan living space with air-conditioning for year-round comfort.

Inside, the cottage offers an inviting entrance hallway with exposed brickwork and slate floor creating a striking feature. From here, solid oak cottage doors open to the 23ft principal living room – perfect for entertaining – as well as a separate office/bedroom four, and a generous ground-floor shower room. A cosy snug with log burner forms the heart of the original cottage, complemented by a fitted kitchen featuring handmade beech cupboards and polished concrete worksurfaces, separate utility/second kitchen, and a further porch entrance to the front of the property.

Upstairs are three well-proportioned bedrooms, including two king-size rooms and a characterful double with exposed stone wall. The principal bedroom enjoys open views across the village edge and has a wonderful, vaulted ceiling with exposed oak beams. The family bathroom boasts both a shower and a cast iron roll top bath, and double sinks.

To book a viewing call our area experts

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## EXTERNAL

Outside, the property enjoys extensive driveway parking for multiple vehicles, a private rear garden, and to the front a historic natural spring. In addition, planning permission is already in place for a double garage with office annexe above – an exciting opportunity for buyers wishing to create extra workspace, guest accommodation, or put their own mark on the property.

Castle Bytham is a thriving village with a shop, pubs, and a welcoming community, surrounded by rolling countryside and with easy access to Stamford, Oakham, Grantham, and the A1.

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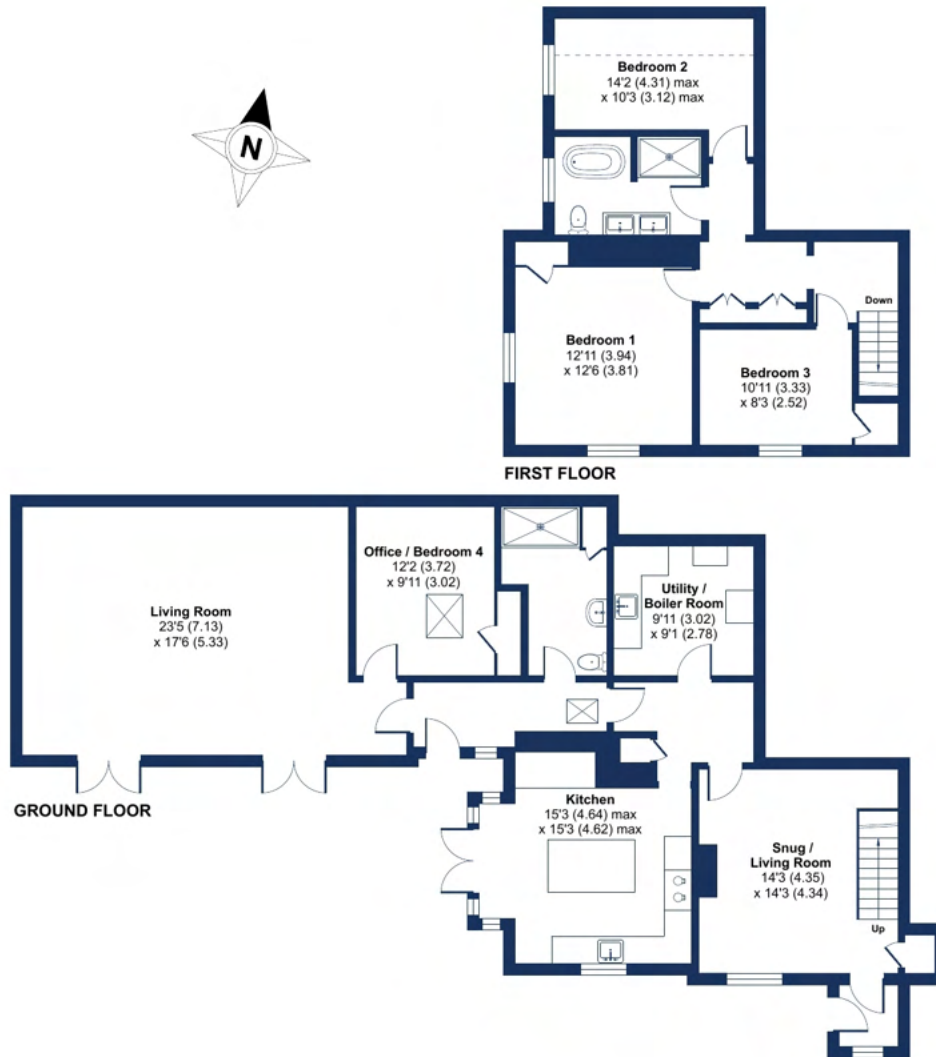
# Water Lane, Castle Bytham, Grantham, NG33

Approximate Area = 1946 sq ft / 180.7 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

Total = 1984 sq ft / 184.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Moores Estate Agents. REF: 1355634



## EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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