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The Limes, High Street, Ketton – PE9 3TA

Stamford

In Excess of £1,600,000

The Limes, High Street

Ketton, Stamford

Victorian stone home in Ketton with approx. 3.5 acres, river frontage, annexe, stunning views, and planning permission to extend. Private and close to Stamford.

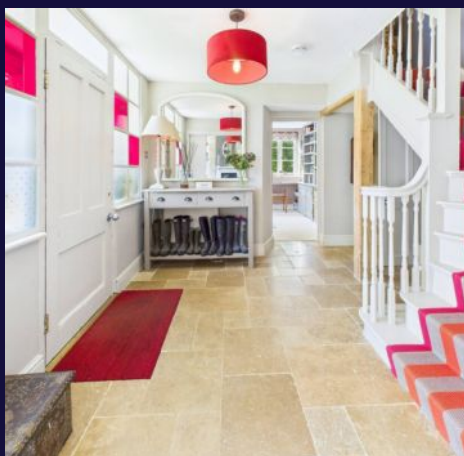
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Offered with no onward chain
- Victorian period cottage built in 1858, not listed
- Full planning permission granted to extend the main house
- Around three and a half acres of land with private river frontage
- Flexible separate annexe with kitchen and shower room
- Sweeping private driveway with willow fencing and ample parking
- Beautiful landscaped gardens with patios, summerhouse and orchard
- Stunning countryside views from every window
- Complete privacy, close to Stamford and village amenities



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What the owner told us...

"There's something magical about this place. Every window frames a view that feels alive with the seasons. In spring the meadow fills with lambs. In summer the garden becomes a suntrap where we've shared endless barbecues. Winter brings the comfort of open fires and a cosy snug. It's been a home full of memories from music festivals in the field to quiet nights under starlit skies and for us it has always felt like an oasis of calm."

Our Thoughts...

The Limes isn't the kind of house you forget. Built in 1858 and once part of the old Ketton Grange estate, it has the timeless appeal of a Victorian stone cottage surrounded by approximately three and a half acres of land that roll gently down to private river frontage.

There is a wonderful sense of privacy here. Tucked away on the edge of Ketton, one of the most sought-after Rutland villages, the home feels completely secluded yet never cut off. A sweeping driveway lined with willow fencing leads you in, with plenty of space for cars and the unmistakable feeling that you are arriving somewhere special.

Step inside and the house immediately feels welcoming. Once an upside down house, it has been completely reimaged by the current owners into a light, adaptable family space that is as practical as it is beautiful.

The kitchen is the true heart of the home. Bright, sociable, and overlooking the meadow, it is the kind of space where family life naturally gathers. From here the house flows easily into a choice of living areas. A cosy snug with an open fire is made for winter evenings, while a larger living room centred around a wood burning stove is perfect for unwinding or entertaining. Every corner has its own atmosphere, but all share that same sense of warmth and comfort.



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Flexibility is at the core of this property. Alongside the main house, a separate annexe offers even more options. With its own kitchen and shower room, it works beautifully as a home office, an independent space for older children, or accommodation for guests.

And if you are dreaming of making the main house even bigger, the opportunity is already in place. Full planning permission has been granted for an extension, giving you the freedom to shape the home further without starting from scratch.

Outside the gardens and grounds really shine. Beautifully landscaped yet easy to maintain, they offer little moments of joy everywhere you turn. An orchard with apple trees, a summerhouse, a vegetable patch, hidden paths, patios and seating areas that invite you to pause for morning coffee or evening drinks. Beyond the garden lies the meadow, currently used for occasional grazing, which leads you down to the river and a raised waterside deck, the ultimate countryside escape.

And then there is the setting itself. Ketton is a thriving and friendly village with everything you need close by. A well-stocked shop and post office, a pub, gym, primary school, and sports facilities are all within walking distance. Stamford is just minutes away with its historic charm, boutique shops, and commuter links, while Rutland Water offers weekends filled with walking, cycling, and sailing.

This isn't a house that shouts for attention. Instead, it quietly offers space, peace, and possibility. From family gatherings to tranquil moments by the river, it is a home that adapts with you through every stage of life.

If you are searching for somewhere that feels private yet connected, practical yet magical, The Limes might just be the home you have been waiting for.

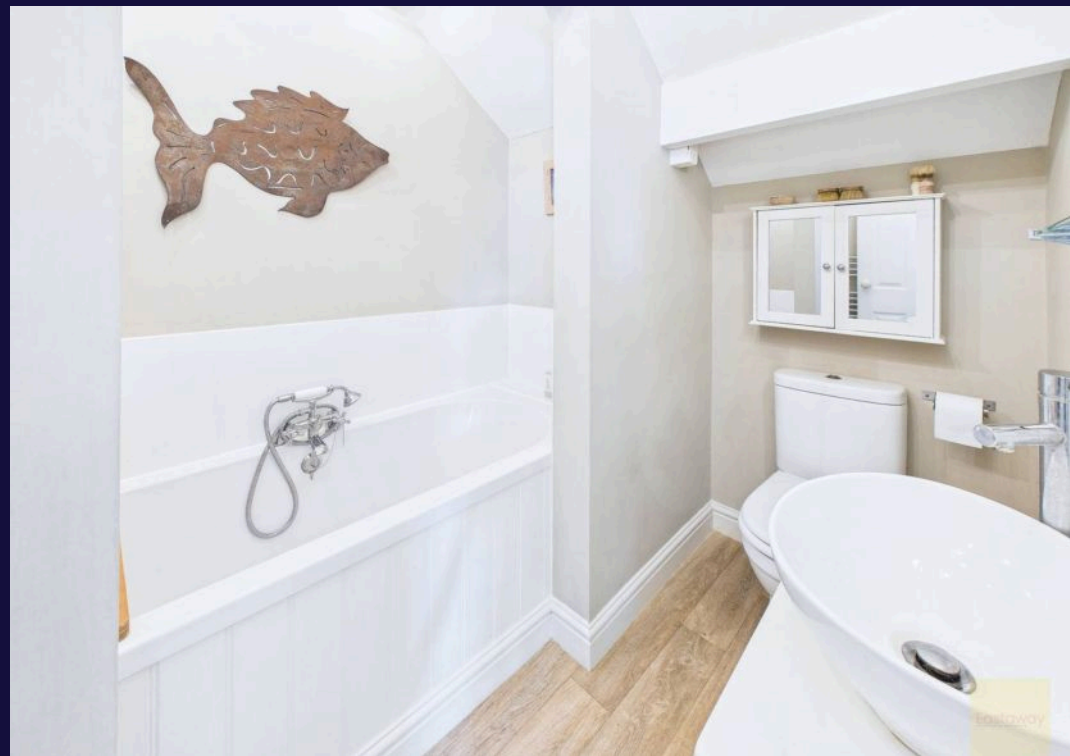
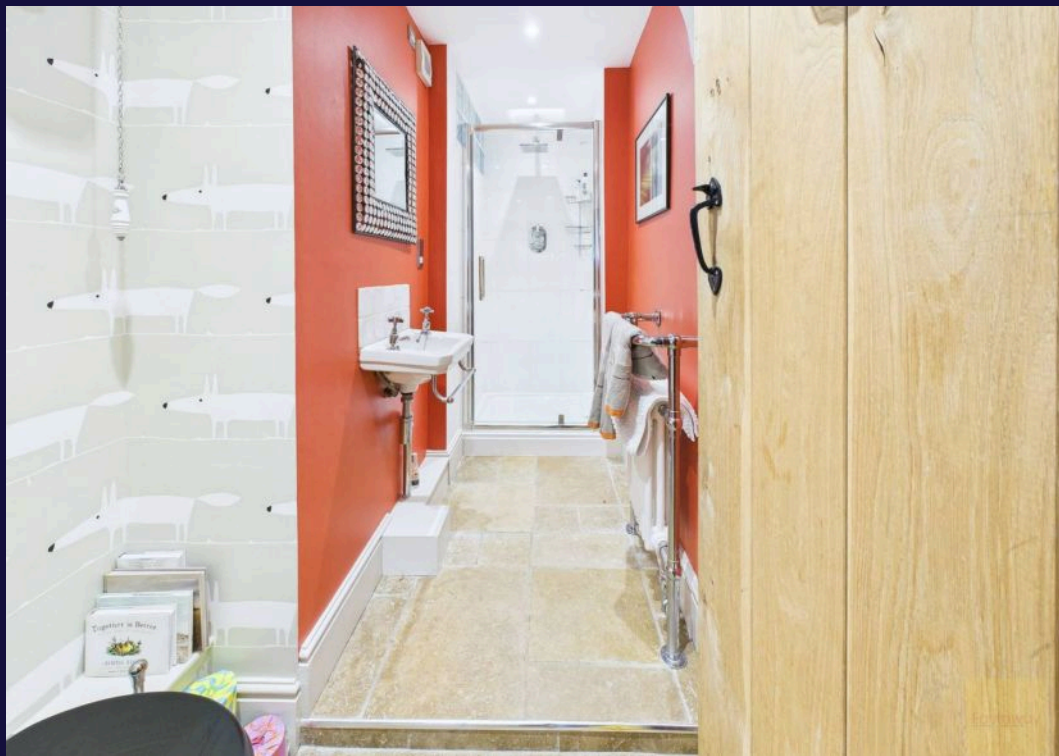






























Ground Floor Main House



First Floor Main House



Ground Floor Annexe

Approximate total area⁽¹⁾

2519 ft²

233.8 m²

Reduced headroom

64 ft²

5.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Ground Floor Main House

Approximate total area⁽¹⁾

1265 ft²

117.4 m²

Reduced headroom

34 ft²

3.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



First Floor Main House

Approximate total area⁽¹⁾

988 ft²

91.7 m²

Reduced headroom

30 ft²

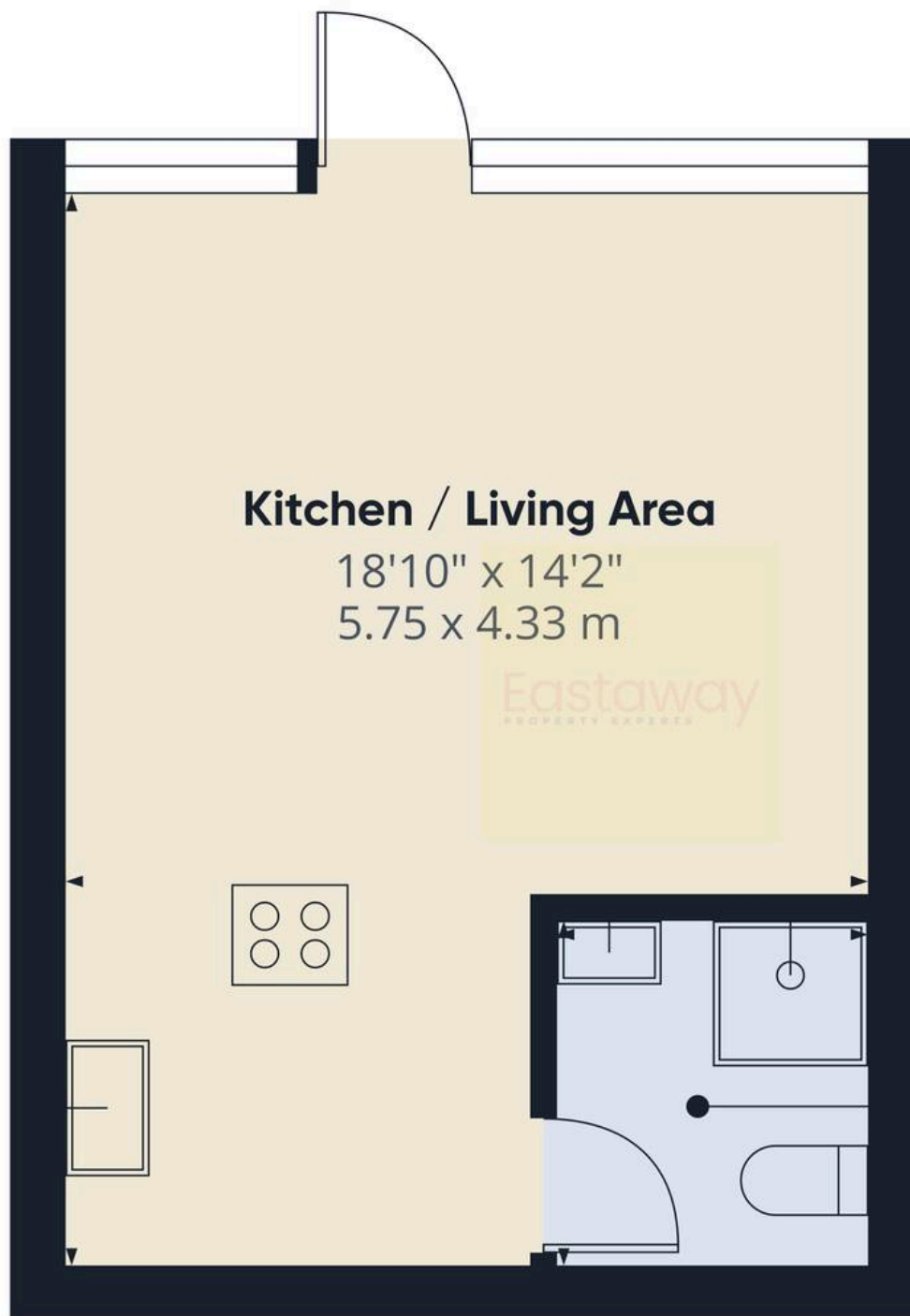
2.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Ground Floor Annexe

Approximate total area⁽¹⁾

266 ft²

24.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Agents Notice

DISCLAIMER:

Property details are provided in good faith but may change and should not be taken as a complete or guaranteed description. While we aim for accuracy, all information must be independently checked and does not form part of any contract. Measurements are approximate, services and appliances have not been tested, and images or floorplans are for guidance only. Buyers should verify permissions, consents, and any other matters with their own advisers.

BUYER VERIFICATION:

In line with the Money Laundering Regulations, all purchasers must complete identification and proof/source of funds checks at the offer stage. A non-refundable fee of £35 (inc VAT) per person is payable for these checks. We cannot legally move forward with the sale until the buyers have completed these checks. The property will remain 'for sale' until checks are completed.



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