



Careby Garage and House, Stamford Road

Careby, Stamford, PE9 4EA

Price Guide £675,000

Richardson

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Charming Country Property with Versatile Workshop & Paddock
– Careby Village

Set in the heart of the picturesque rural village of Careby, this beautifully maintained 0.3 acre property offers the perfect blend of countryside charm and modern convenience. Ideally situated along the B1176, it enjoys easy access to Stamford (approx. 7 miles south) and Grantham (approx. 19 miles north), with excellent transport links including nearby rail services to London in around an hour via Peterborough.

This unique opportunity is offered as a whole and features a spacious and light-filled detached three/four-bedroom family home, complemented by a generous orchard/paddock and two well-equipped outbuildings: a fully operational vehicle workshop with MOT license, and a separate motorcycle MOT/paint shop with adjacent storage—offering exceptional scope for home-based business or potential development (subject to necessary consents).

The House

The home is presented in excellent condition throughout, with double glazing and a welcoming, naturally bright atmosphere. A recently refitted farmhouse-style kitchen is the heart of the home, boasting elegant natural granite worktops and quality integrated appliances—perfect for both everyday living and entertaining.

Key features include:

- Spacious reception hall with cloakroom/WC and bespoke staircase
- Comfortable lounge with a charming cast iron multifuel stove
- Flexible ground-floor layout including a dining room/office/playroom/second lounge
- Useful utility room and extensive storage
- Three well-proportioned bedrooms, including a master suite with walk-through dressing room/bedroom and private en-suite
- Modern family bathroom with a stylish four-piece suite

Externally, there is ample off-road parking to the front and rear, with gated access leading to a sunny south-facing garden, ideal for relaxing or family time. The garden flows seamlessly into the attractive orchard/paddock, dotted with established fruit trees and backing onto open countryside, creating a peaceful, rural haven.

Sitting room

18'7" x 13'1" (5.67 x 4.01)

Reception hall with Cloakroom

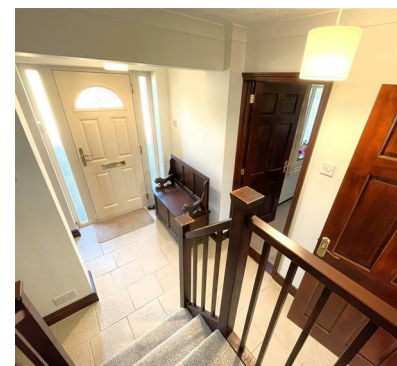
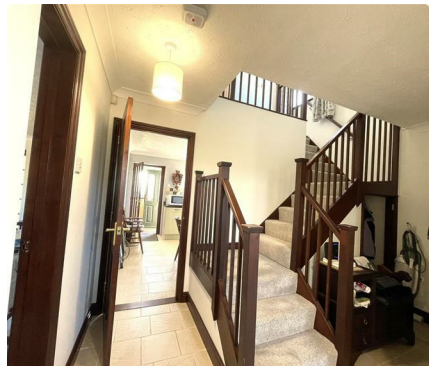
Kitchen/Breakfast room

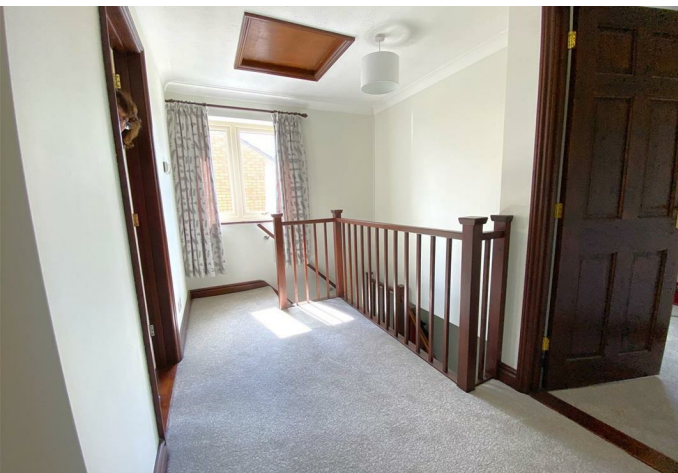
12'0" x 11'10" (3.66 x 3.62)

Dining Room

20'5" x 11'3" (6.24 x 3.45)

Utility





Rear Hallway

First Floor Landing

11'9" x 5'2" (3.6 x 1.58)

Bedroom 1

11'3" x 11'3" (3.45 x 3.43)

Dressing room

Ensuite Shower room

Bedroom 2

13'1" x 11'10" (3.99 x 3.63)

Bedroom 3

11'9" x 9'10" (3.60 x 3.01)

Bedroom 4

12'0" x 9'7" (3.66 x 2.94)

Family bathroom

The Garage

Positioned at the front of the site, this licensed MOT testing station is fully equipped for car and light vehicle servicing and repair. Features include:

- Smooth concrete floors
- 2-post and 4-post ramps, rolling road, inspection pit
- Reception office, WC, mezzanine storage
- Galvanised roller shutter door, three-phase electricity, and alarm system
- Front windows and rear door with security bars

Please refer to web link to see the outstanding reviews for the current business - <https://g.co/kgs/36sXxZ4>

32'86" x 30'6" (9.86m x 9.29m) - GIA 165.2 sq m (1778 sq ft)

Store/Storage

197 sqft (18.3 sq m)

Office

10'6" x 5'11" (3.22 x 1.81)

Motorcycle MOT/Paint Shop

19'4" x 16'2" (5.91 x 4.94)

Separate from the main workshop, this facility also offers practical workspace and storage, ideal for motorcycle services or hobbyist use.

Both buildings have been thoughtfully designed with potential future conversion into residential accommodation—subject to planning permission—making this a versatile and valuable asset.

The height to eaves is 2.8 m.

Store/Storage

15'4" x 8'7" (4.68 x 2.64)

Mains electricity installed.

Small Paddock/Orchard with Greenhouse

A fenced enclosure/ mature orchard with Apple, Pear, Plum, Cherry and Cobb nut trees, with scenic landscapes of the open countryside.

660m2 (7110sqft)

Greenhouse

10'5" x 7'1" (3.18 x 2.18)

Mains electric and water installed.

10'5" x 7'1" (3.18m x 2.18m)



The Business

Founded in 1984, this well-established family run business has been servicing and repairing cars and motorcycles for more than 40 years. The business is highly profitable, with a loyal and growing customer base. A proven recession proof business. Currently the business operates with its sole proprietor, his wife and one other full time mechanic. The business is for sale due to the proposed retirement of the proprietor. Company accounts are available for inspection by seriously interested parties together with a full inventory of equipment that is included in the sale. Enquiries to the agent in the first instance. Current MOT license for Class 1, 2 and 4.

The Opportunity

The sale of Careby Garage represents a rare opportunity to purchase a modern detached house with adjoining fully fitted motor vehicle service and repair business with a well-established customer base. The opportunity will be of interest to potential business owners, hobby mechanics or developers. The property is for sale as a whole to include the house and garden, buildings, garage equipment and goodwill. The property is highly suitable for other industrial use or for development with relevant planning permissions.

Services

Water and mains electricity are connected (including three-phase electric in garage workshop). Well maintained septic tank and storm drain.

Business Rates

From enquiries of the Valuation Office website, we understand that the following rating assessment applies: Garage has small business rate relief (this is minimal). No assessment found. Interested parties should make their own enquiries of South Kesteven District Council as to the amount of rates payable.

EPC

Energy Performance Certificates (EPC) are available for this property. EPC can be downloaded from www.epcregister.com quoting the noted references.
House: EPC No. 8091-7126-6590-7524-7996, issued 20/06/2019
Garage Workshop: EPC No. 9138-3033-0215-0700-4505, issued 08/07/2019.

Terms

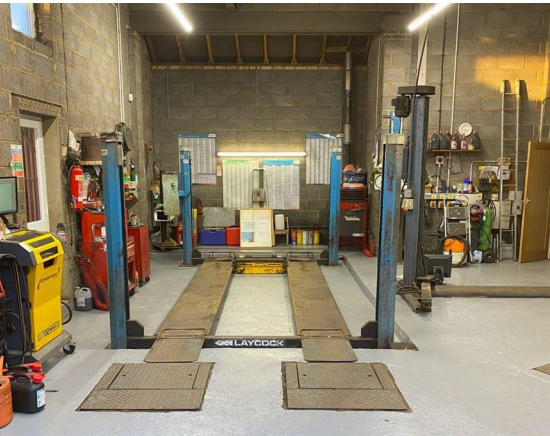
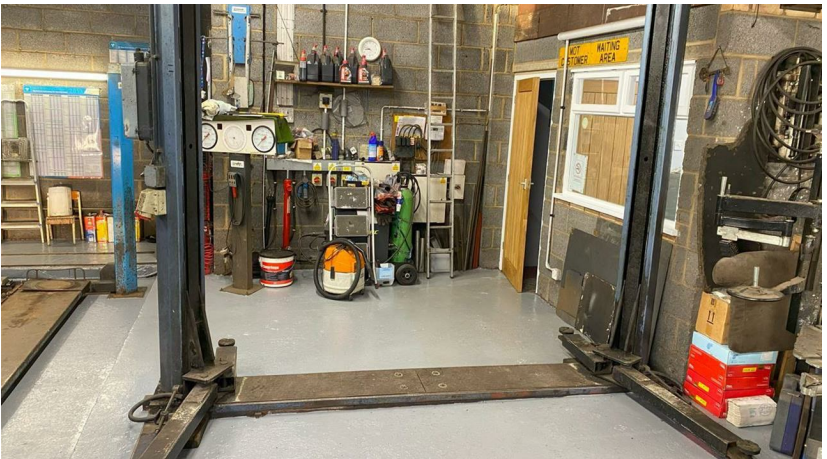
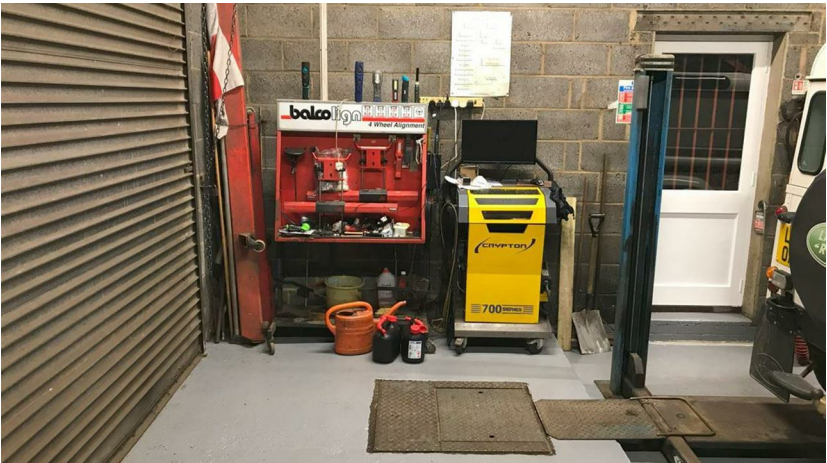
The property is for sale freehold with vacant possession on completion.

Legal Costs

Each party is to be responsible for its own legal costs incurred in the transaction.

Viewing

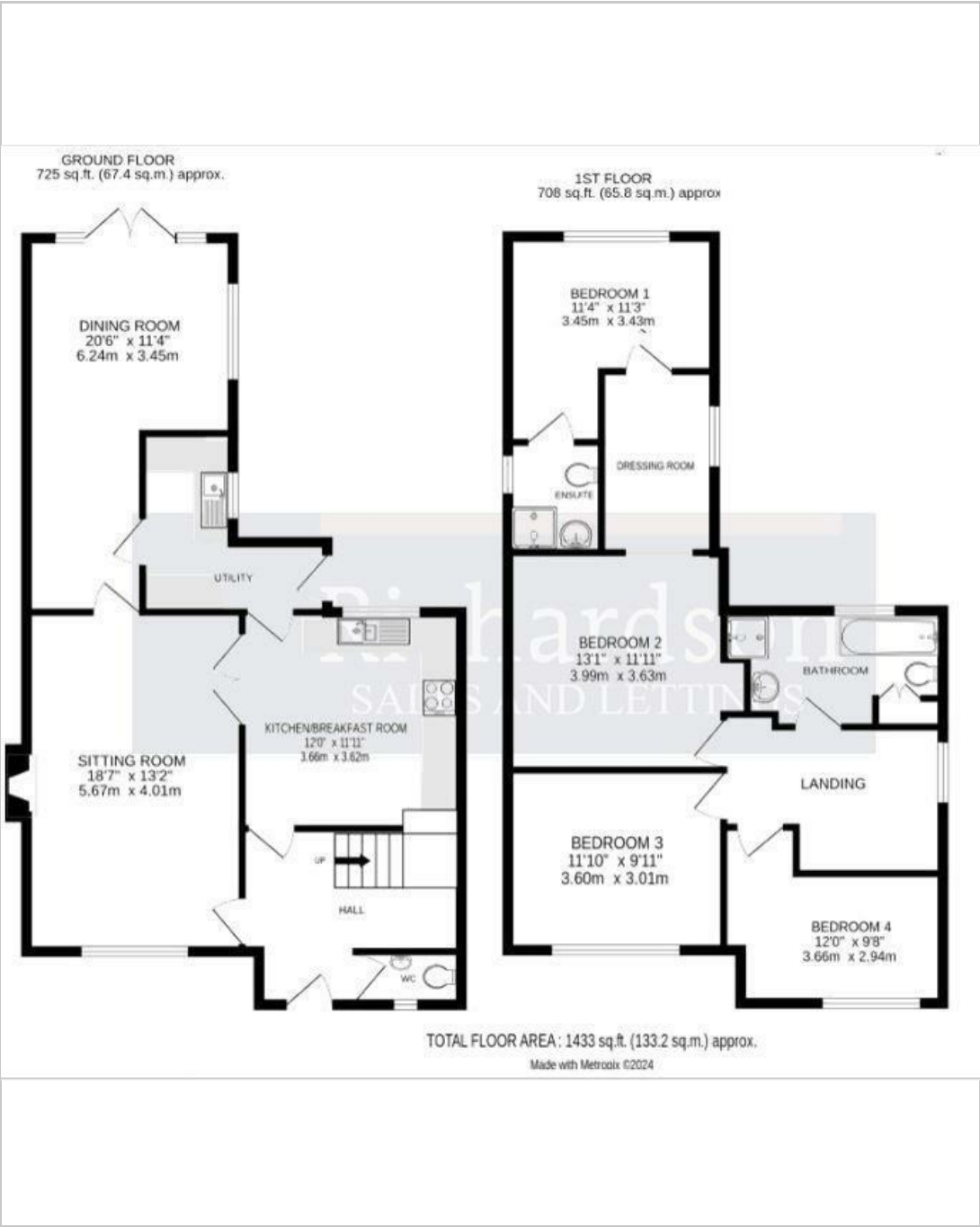
For further information or an appointment to view please contact the sole selling agent Alister Leach or Andrew Leech at Richardson on 01733 321800 or email: aleech@richardsonsurveyors.co.uk



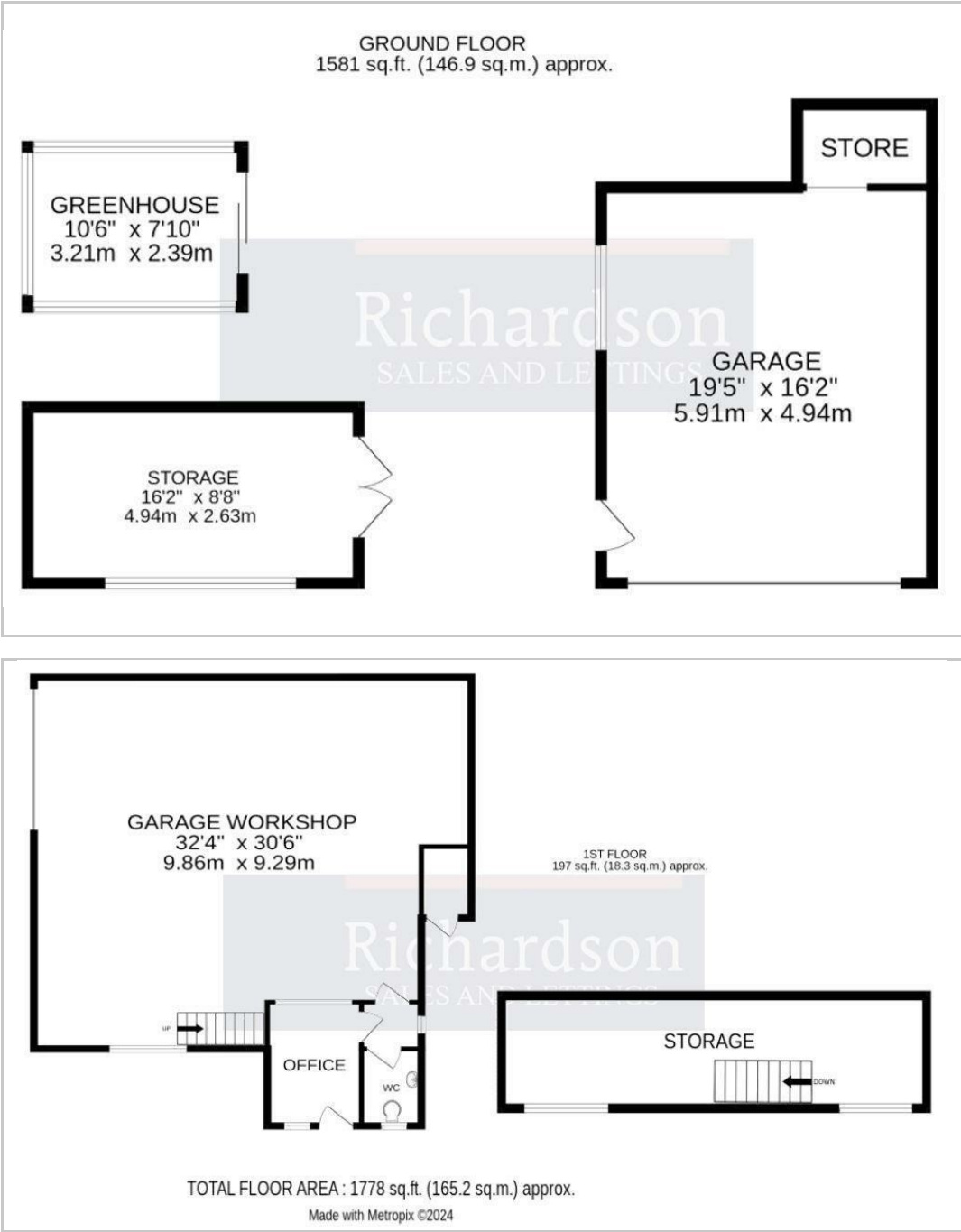




House Floor Plan



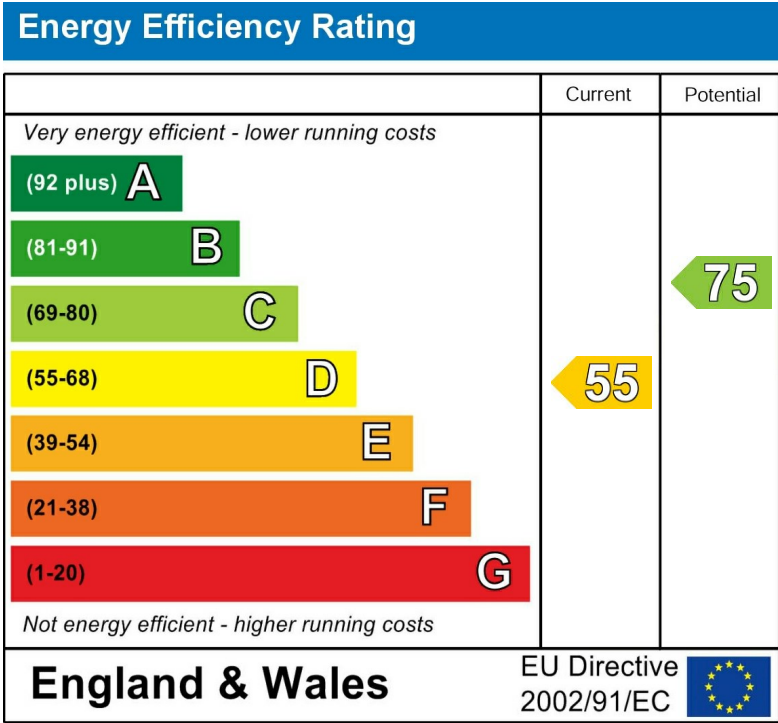
Garage and Workshop Floorplans



Area Map



Energy Efficiency Graph



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