



**The Old Blue Dog, Stainby**



**The Old Blue Dog,  
Colsterworth Road,  
Stainby,  
Grantham,  
NG33 5QT**

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**The Old Blue Dog dates from approximately 1790 and has a rich history in the village of Stainby. Once the local public house, the property was converted to a family home in 1956 and has been much improved and added to by the current vendors. Book your property tour today with our Melton Mowbray office at County Chambers.**

 **Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers



Sitting Room



Open Plan Loft Room

## Description

Situated in the peaceful village of Stainby, The Old Blue Dog offers a serene retreat which captivates with its charming stone façade, exuding character and durability. Upon arrival, the driveway provides ample parking space for vehicles and gates open into the well-maintained courtyard which introduces a sense of tranquillity, ideal for outdoor gatherings and children's play. The courtyard is south facing with views over neighbouring countryside. We enter the property via the entrance hallway, ideal for removing shoes and coats before entering and start the tour in the sitting room, a charming room featuring an inglenook fireplace, creating a warm and inviting atmosphere. An elegant dining room is perfect for hosting family dinners or entertaining guests, and this seamlessly connects to the kitchen which is fully equipped with ample counter space and stylish cabinetry. There is space for a table and chairs, in addition to the dining area, and is designed for functionality. Nestled between the sitting room and dining area is the snug, versatile in use and currently used as a single bedroom.

Moving through the ground floor accommodation is the first of bathrooms and a utility area which compliments the kitchen perfectly with extra appliance space and external access to the courtyard. For those buyers working from home, there is a study space or home office, which in turn has access to a dressing area and bedroom. The boot room is perfect for anyone who has horses or indeed this could be used as a separate entrance, particularly for those buyers with pets after a long walk.

There are two separate staircases in the main property, one next to the snug which gives access to a superb bedroom with en-suite facilities and a dressing area with plenty of fitted wardrobes. The second staircase is next to the utility room which gives access to another bedroom. All the bedrooms are generously sized and offer comfortable private sanctuaries for relaxation.

Proving just how versatile this property is, firstly "The



Barn". For those buyers with extended families this is a perfect private retreat designed for modern comfort and convenience. Nestled within the serene surroundings of the property, "The Barn" offers a unique spacious living area with its own distinct character and is equipped with a compact fully functional kitchen. It includes appliance space and work surface areas and separate external access. A spiral staircase ascends to the double bedroom. There is a separate luxury bathroom making it fully self contained.

Secondly, "The Hayloft", a detached self-contained annex, constructed in 2015. The two-story building is open plan to the ground floor and is currently used as a craft room / studio. There is ample storage and double doors which open onto the driveway. On the first floor is an open plan space with kitchen area and separate bathroom. There are French doors to the balcony which has superb views to the rear and is perfect for enjoying morning coffee or outdoor dining in the summer. Both "The Barn" and "The Hayloft" could be used to create an additional income and used as an Airbnb investment, indeed the "The Hayloft" has previously been used for this purpose.

The village of Stainby is located close to the Lincolnshire borders with Leicestershire and Rutland and approximately 2 miles west of the A1 at Colsterworth. The village is served well by the market towns of Grantham, Melton Mowbray and Stamford and there are numerous good schools all within a twenty-mile radius.

The Old Blue Dog is a unique family home which must be viewed in order to appreciate it in full.



Kitchen/Diner





Dining Room (as per floorplan)



Entrance Porch



Bedroom with En-Suite and Dressing Area



Family Bathroom





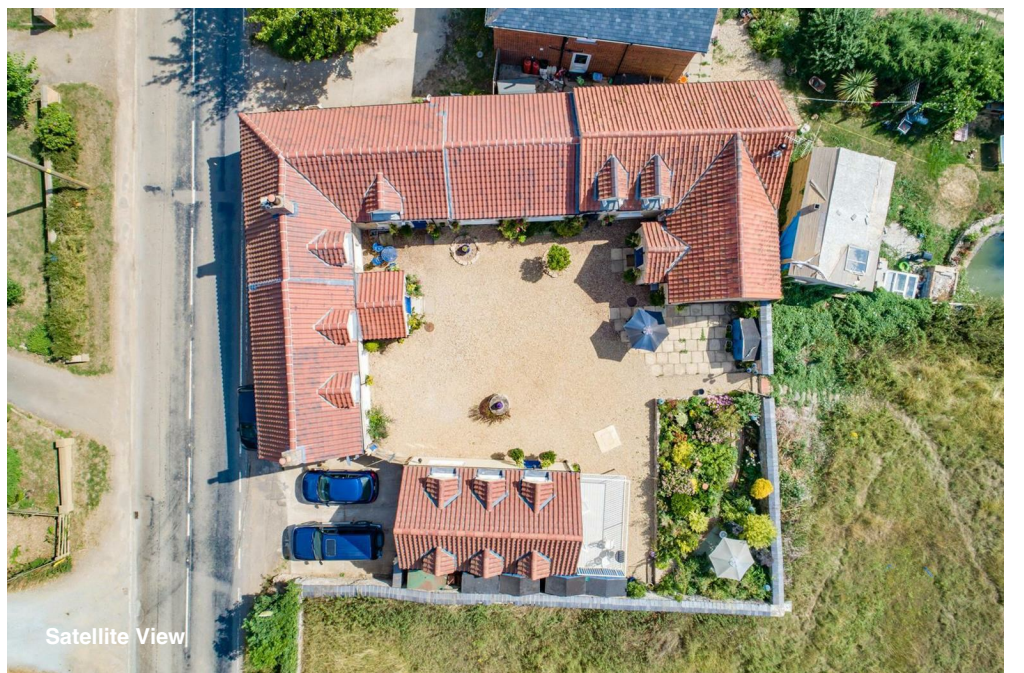
The Barn Living Room



The Barn Living Room



Open Plan Loft Room With Kitchen



Satellite View

Ground Floor



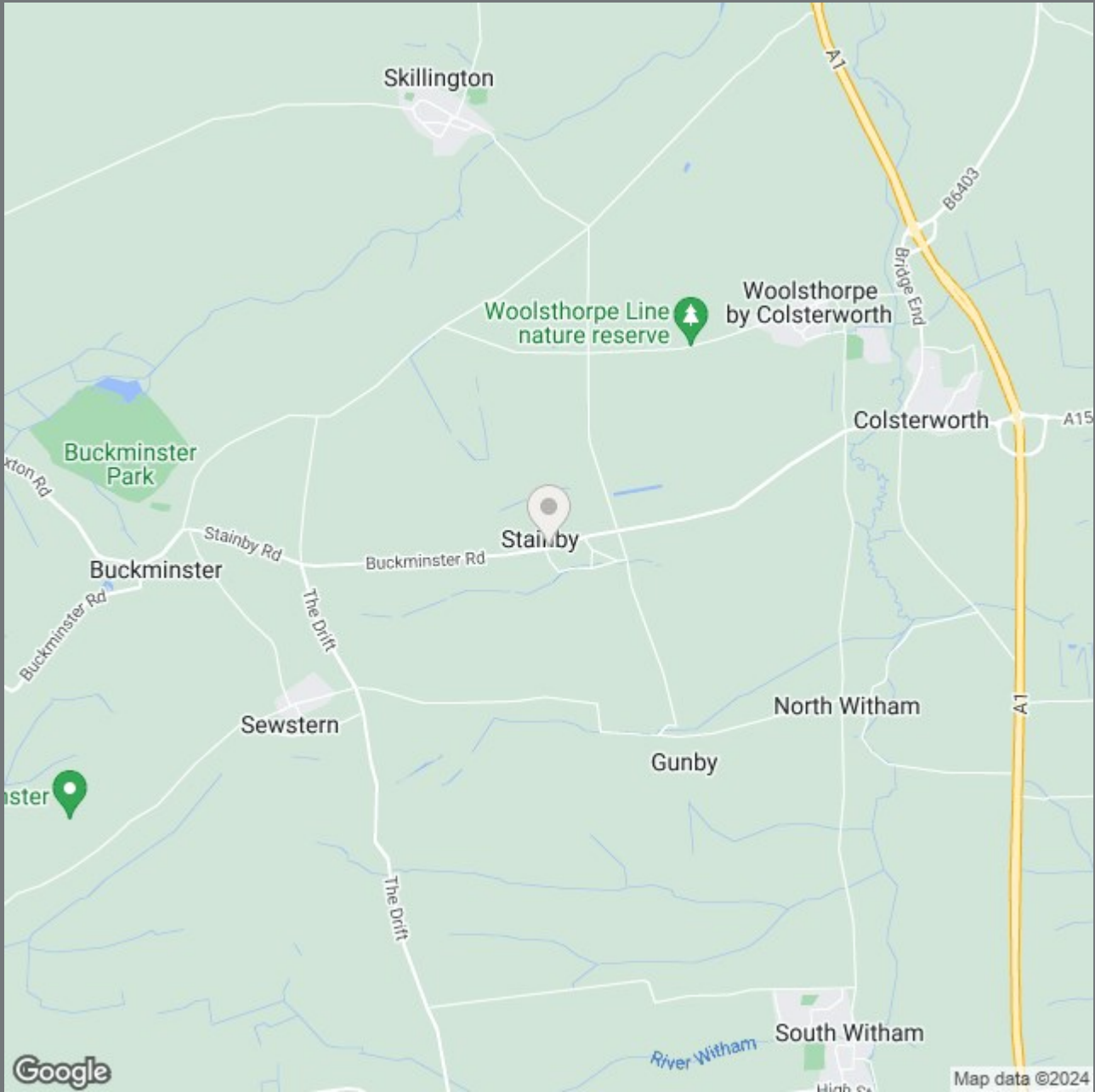
First Floor



**Shouler & Son**  
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- Versatile Family Home
- Substantial Accommodation
- Two Separate Self-Contained Annexes
- Private Courtyard
- Open Countryside Views
- Village Location



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