



Casewick Orchard

CASEWICK

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CASEWICK, STAMFORD, LINCOLNSHIRE, PE9 4RX

A truly unique home situated within the most idyllic setting within the former Casewick Estate whose origins can be traced as far back as the Norman Conquest. The Estate changed hands many times until in 1621 the Trollope family purchased the estate which remained in the family until 1975. The estate was then subdivided into what we see today.

Orchard House is a totally unique home, formally the gardener's residence, is situated on a very private south facing plot which extends to just under four acres of partially walled grounds. The house sits beyond expansive lawns with many of the fruit trees still in situ as a nod to what once was an orchard. The walled garden gives way to a further lawn and woodland area while the long sweeping driveway reaches a large stone outbuilding currently used as a workshop beyond which is a timber garage and potting shed.

The owners also have access to the beautiful parkland which often has sheep and lambs grazing throughout the spring time making for the most delightful rural setting.

The current owners have planning permission granted to extend the stone workshop which could provide annex accommodation to the main house. They have also had architects drawings to extend the main residence plus a letter from the planning department giving very positive pre application advice in respect of this.









step inside

The single storey accommodation has a wonderful flow and enjoys the most peaceful sense of light and space throughout. The entire home enjoys some really beautiful features such as pretty gothic window panes and wooden window shutters, lovely panelled doors and polished floors.

Stepping into a reception hallway, access to the dining kitchen, drawing room and laundry/washroom can be found.



The dining kitchen has a semi vaulted ceiling complete with large roof lights which bathes the room in natural sunlight. Simple painted floor standing cabinets provide plenty of storage along with integrated appliances including two multi-function ovens, an electric hob and a dishwasher, with wooden work surfaces over which provide plenty of prep space. Windows to the rear overlook a charming private woodland where nature can be observed at its very best.

A useful pantry is lined with shelves and currently houses a freestanding fridge freezer beside which sits a water softener.

There is plenty of space for the largest of dining tables beyond which, further in-built storage cupboards can be found.



Across the hallway is a most useful laundry room with space for the washing machine and tumble dryer. Within the room is also a large shower enclosure, a loo and a wash hand basin. There are two full height storage cupboards, one of which houses the oil-fired central heating boiler.

The drawing room with its polished mahogany floorboards is beautifully proportioned and flooded with natural light thanks to windows on two elevations and bi folding doors which open to a charming walled terrace. In-built bookshelves and a lovely sandstone fireplace housing an open fire gives a delightful focal point to this charming room.





and so to bed...

There are three beautiful double bedrooms. The principal bedroom has views across the easterly aspect and an en suite bathroom with a panelled bath, wash hand basin and a loo.

Bedrooms two and three each have in built wardrobes and storage and enjoy beautiful views across the south facing grounds.



step outside

Passing through an ornate iron gateway, a sweeping driveway cuts through the open pasture land before meeting a further gateway to the north side of the Hall. Moving beyond the Cedar garden with neatly manicured hedges, we find stone pillars and the private driveway to Casewick Orchard. Continuing through wonderfully expansive lawns, past a natural pond and onto a walled garden and orchard beyond sits this lovely home. In total the grounds are approaching 4 acres with a large workshop with power and water which also has planning permission to be extended to the easterly side for annex accommodation if required.

Beyond the stone workshop is a timber gardeners store with open bay and enclosed storage space.

A pretty walled rear garden gives way to an enchanting private woodland area, ideal for children of all ages to explore.

local amenities

The property is located close to the pretty village of Uffington which has a primary school, a church, and a well-regarded village pub. Cophill prep school is close by and the Georgian market town of Stamford offers an excellent range of amenities train station, excellent schooling both state, and private, independent shops and good supermarkets along with a market each Friday.

services

Mains water, electricity are understood to be connected. Drainage is via a septic tank. The property has oil fired central heating. (none tested by the agent).

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

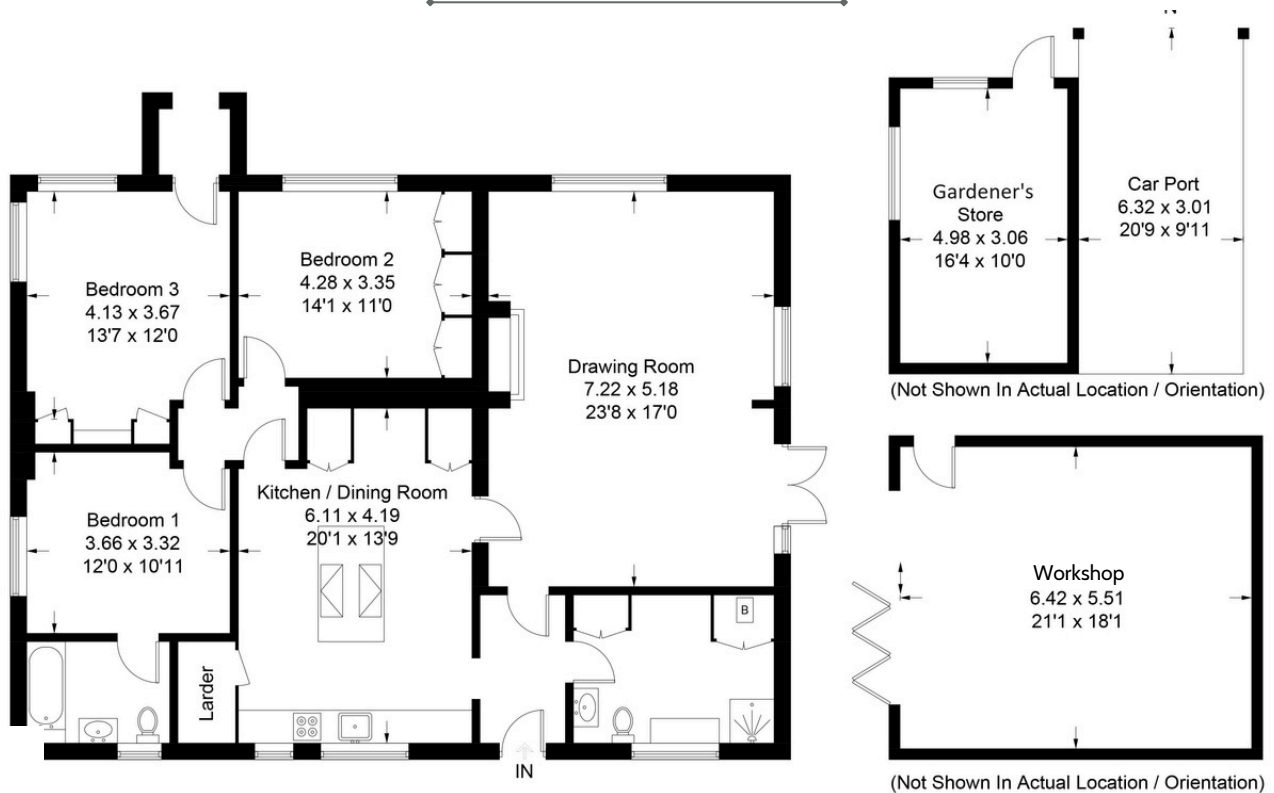




Parkland



finer details



Approximate Gross Internal Area:

137.2 sq m / 1477 sq ft

Outbuildings: 50.4 sq m / 542 sq ft

Total: 187.6 sq m / 2019 sq ft

(Excluding car port)

Local Authority: South Kesteven District Council

Council Tax Band: E

Tenure: Freehold

EPC Rating: 42 | E

EPC Potential: 77 | C



The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



Digby & Finch

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