



Ragstone Cottage

Lower Bitchfield | Grantham | Lincolnshire | NG33

FINE & COUNTRY



KEY FEATURES

- *A Charming, Stone Built Period Cottage in a Rural Location*
 - *Sits on Approximately 0.84 Acre of Plot (Subject to Measures Survey)*
 - *Reception Room, Dining Room, Garden Room, Kitchen and Pantry*
 - *Utility Room, Storage Room, WC and Downstairs Shower Room*
 - *Four Double Bedrooms, All with Built-in Wardrobe, and a Family Bathroom*
 - *Two Garages and Ample Off-Road Parking for Several Cars*
 - *Further Storage Buildings, Potting Shed and a Summer House*
 - *Mature, Landscaped Garden with Patio Terraces and a Secret Garden*
 - *Well Maintained Vegetable Gardens, Orchard and a Greenhouse*
 - *Total Accommodation Extends To Approximately 2041 Sq.Ft.*
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The most delightful stone cottage with four bedrooms sits in a sheltered, very tranquil spot in the little village of Lower Bitchfield, around 8 miles southeast of Grantham and 17 miles north of Stamford. Flooded with natural light with garden or countryside views, and presented in immaculate condition, it has been the much loved home of a couple for the last thirty years. As well as containing a number of outbuildings such as garages, former stables and storage sheds, the beautifully designed, mature and exquisitely tended garden of around an acre has to be one of the outstanding features of this property.

For a family, there is plenty of space both inside and out and excellent schools, state and independent (including The King's School and Kesteven and Grantham Girls' School in Grantham as well as renowned Stamford School), are within easy reach, so too the A1, and with Grantham only a fifteen minute drive where fast trains to London take around an hour, this rural home will be very appealing to a commuter. The accommodation is such that elderly parents could even live alongside using the garden room as a bedroom with its adjoining shower and WC.



Thought to date to possibly the early 1800s, it was originally a Cholmeley Estate cottage with three bedrooms, a small kitchen, a sitting room and no bathroom - just outside facilities - and a lean-to as animal quarters. In Queen Victoria's reign it housed the post office serving both Bitchfield and Bassingthorpe with Westby, with the letter box then embedded in an outbuilding wall continuing to be used until the 1950s. The post office itself moved between various different villagers' houses over the decades before finally closing altogether in 2001.

Ragstone, as the property was then known, was altered into a modern home of that era when the windows were increased four-fold in size to allow in plenty of natural light and two-storey extension plus the garden room were created. The current owner has carried out considerable work to further extend and enhance the appearance of the property by adding the utility area off the kitchen, replacing the flat roof over the rear bedroom with a pitched one, and instead of the existing ugly concrete tiles, laying pretty clay pantiles. The windows are timber-framed with Georgian style panes, several are new double-glazed, and the ground floor has been predominantly tiled.



The now very attractive property is approached up a no through lane, through a timber five-bar gate onto a large tarmac drive and entered through the back door as the front overlooks the garden on the far side. The kitchen is immediately on the left as you enter with an enviable, nice and cool pantry directly ahead and a downstairs cloakroom, and a good-sized utility room plus built-in storage cupboards off to the right. The utility accommodates a Belfast sink flanked by wooden worktops with space for a washing machine, a dryer, an upright and a chest freezer with fitted cupboards above.

A pleasing flow has been created between rooms. Beyond the farmhouse style kitchen where the morning sun streams in, with its electric Rangemaster cooker nestling between fitted units topped with beech, a spacious dining room has doors into the front hall in one corner and into the garden room in another. The front hall is where you find

the stairs and the sitting room, a wonderful dual aspect room at the southern end of the house, twenty-four feet long with a rustic stone fireplace housing a log-burner. The garden room is another beautiful reception room, this one carpeted with French doors opening onto a sunny patio. The shower room with WC in the corner suggests the notion of using this area as a downstairs bedroom for perhaps an elderly parent if required.

Moving upstairs onto a light and airy galleried landing where stripped and finished wooden floorboards extend across the first floor, there are four bedrooms all with built-in storage, all good sizes - even the smallest would take a standard double bed. At the top of the stairs, the family bathroom contains a fitted bath with tiled surround and shower over with glass screen.











Outside, the stunning garden is the real jewel in the crown. Presented in superb, manicured order, it has been the creation of the owners in its entirety as it was merely an acre paddock used for grazing horses some thirty years ago. Now nicely mature, it is sheer delight where intriguing archways or paths draw you into different spaces whether sheltered intimate ones for sitting in the sun, or lawned areas where you can admire the borders of shrubs and perennials, or impressive productive ones offering a self-sufficient lifestyle.

Steps from the terrace along the front of the house lead up to a lawn where a Scots pine and a possibly two hundred year old sycamore stand majestically; a wide hornbeam archway connects to the vegetable garden whilst pathways allow for a meandering walk through trees. There is a white garden and a scented garden, and not far from the house, a timber summerhouse overlooking a patio faces west for capturing the evening sun, an ideal spot for firing up the barbecue. Leading from here is an enchanting little patio hidden by a ring of hedging where abundant roses clamber along rope swags.

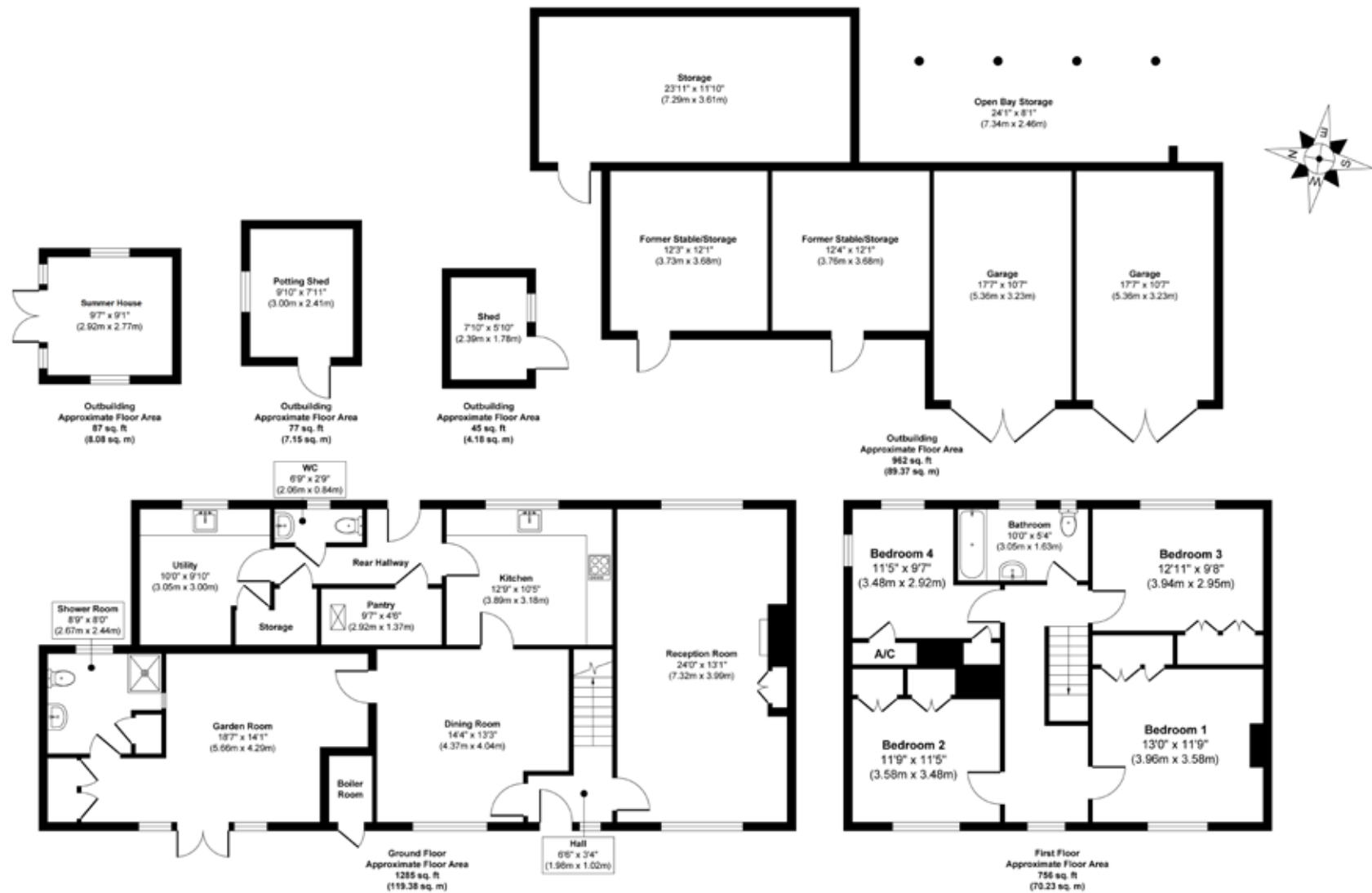
Fruit trees provide harvests of apples, pears, damsons and cob-nuts as well as fruit bushes such as blueberries, redcurrants, blackcurrants, loganberries and cultivated blackberries; there is a strawberry bed and

raspberry canes, and a huge area for vegetables with a tap on site where two mature asparagus beds herald the enjoyment of savouring home grown produce in the spring. Needless to say, there is a greenhouse and a potting shed and a further timber garden shed. The main outbuildings sit at the back of the drive: a block of two garages with two adjoining former stables, along with a very large shed behind and a covered, open-fronted area also for storage. The garden is fully enclosed so completely secure– even the gate has wire mesh to stop small dogs or puppies escaping.

The location is a very quiet, rural area, the village with only eight houses, and a church which is open for occasional services. Several footpaths provide walks from the doorstep through the lovely rolling countryside. However, far from being remote, the position is nicely central in the country for travelling in all directions; less than a ten minute drive takes you to the A1 for the North and South, Nottingham and Leicester are no more than an hour, and excellent fast train services run from nearby Grantham as well as Peterborough less than 40 minutes south. For a splendid day or just evening out, the glorious market town of Stamford is less than half an hour south.







Approx. Gross Internal Floor Area
Main House = 2041 sq. ft / 189.61 sq. m
Outbuilding = 1171sq. ft / 108.78 sq. m
Total = 3212 sq. ft / 298.39 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



LOCAL AUTHORITY: South Kesteven District Council

SERVICES: Mains Water and Electricity, Septic Tank and Oil Fired Central Heating

TENURE: Freehold

COUNCIL TAX BAND: E

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