



LUCKLAW HOUSE

SWAYFIELD

Light, views and luxe country living – embrace the art of escape at Lucklaw House.

Set in the peaceful village of Swayfield, Lucklaw House is a sanctuary of character and comfort, of serenity and sweeping views.

Built in 1988 and sympathetically extended in 2018, this is a home that does more than accommodate - it elevates. From its characterful beams and feature fireplaces to its light-flooded modern living spaces, Lucklaw House is the epitome of balance: a home rich in heritage and comfort, pockets of privacy and sociable spaces, accommodating moments of stillness and celebration.

Set within beautifully landscaped grounds, and with its own self-contained one-bedroom annexe in the Coach House, Lucklaw House offers the ultimate in flexibility - whether for multigenerational living, remote work, creative pursuits or relaxed hosting.



What we love...
A home with heart, soul
and horizon, character
emanates from every
aspect of Lucklaw House.



WELCOME HOME

Plenty of parking is available outside, with a trio of garages available within the Coach House, and a further garage to the other side of the home.

Step into the entrance hallway, a welcoming prelude to Lucklaw House's collection of warm and welcoming rooms.

SAVOUR THE VIEW

A breathtaking open-plan space made for modern living, at the heart of the kitchen, a sea-foam green central island glows with soft plinth lighting. Classic cabinetry, crisp white walls, and solid worktops create a timeless yet fresh feel. Every detail has been considered — from the sociable breakfast bar to the statement alcoves. An Aga-style cream cooker brings warmth and tradition, while storage is generous and family-friendly — there's even a walk-in pantry.

Dine with a view framed by a huge picture window, while bifolding doors peel back to reveal a sun-soaked terrace and landscaped gardens.



Tucked just off the kitchen, the snug is the ultimate space to retreat to after mealtimes. Once an inglenook fireplace, the exposed brick wall nods to the home's comforting character. A single overhead beam spans the space - a quiet, grounding presence in a cosy corner made for slow mornings, good books and relaxation.

PRACTICAL SPACES

A cloakroom and a laundry room offer everyday practicality, tiled underfoot, furnished with soft sage cabinetry and offering access straight outdoors via the garden room — ideal for muddy boots after a spot of gardening or countryside dog walks.

For remote working or quiet concentration, the study offers a tucked-away escape: peaceful, private and with just the right dash of formality, flooded with light from a large window.



DINE AND UNWIND

The dining room sets the tone for cosy evenings and candlelit dinners. Painted in rich mulberry tones, the walls bring warmth and depth, balanced by ceiling beams and an exposed stone chimney breast that embraces a roaring open fire. Light streams through the broad bay window, creating a captivating ambience when entertaining.

Move through to the sitting room — a glorious space for entertaining or unwinding. With exposed beams overhead and sunshine pouring in from both sides, it's a true heart-of-the-home setting. French doors invite the garden in, while an open fire with tiled inlay offers a classic, welcoming glow.



AND SO TO BED...

Follow the inner landing to the principal suite - a sophisticated retreat of restfulness. Set apart for peace and privacy, with windows that stretch to the east, south and west, chasing every hour of light, a vaulted ceiling adds airiness. The dressing room and luxurious en suite with both bathtub and shower complete the indulgent, spa-hotel-like feel. Sublime views greet you each morning from bed.



Four further bedrooms can be found on this floor. The impressive guest suite, complete with Juliet balcony, built-in wardrobes and a large en suite will ensure visiting family and friends feel at home. The third bedroom overlooks the front of the home and enjoys the privacy of its own en suite, while the remaining two bedrooms share a stylish family bathroom.

And if more sleeping space is ever needed, the dressing room off the principal suite could easily be reimagined as a sixth bedroom.





THE COACH HOUSE

Flexible, fabulous and full of potential — the Coach House is a true bonus. On the ground floor, three generous garages offer excellent storage (one with a gardener's loo). The front door leads to a spacious office with bay window and a compact yet clever kitchenette — the dream home working set-up and also ideal as a creative studio space.

Upstairs, discover a self-contained one-bedroom apartment: sitting room, kitchen, bathroom and a light and airy double bedroom - ideal for visiting guests, a live-in relative or even an Airbnb-style escape.



HOW DOES YOUR GARDEN GROW?

Beyond the bifold doors and French windows, the garden unfolds into a living canvas of nature and nurture. Paved terraces offer sunny spots for breakfast or evening drinks, while stone walls and rose-covered pergolas provide seclusion and shade.

Wander among colourful borders, raised beds brimming with herbs and seasonal vegetables, and manicured green lawns. There's a greenhouse, a shed, and a tucked-away, elevated summer house with raised decking that feels more like a countryside retreat than a garden hideaway.

Take a book, pour a glass, and simply breathe it all in.



THE FINER DETAILS

- Freehold

Detached

Constructed 1988

Plot approx. 0.67 acre

Central oil heating

Solar panels
- Underfloor heating

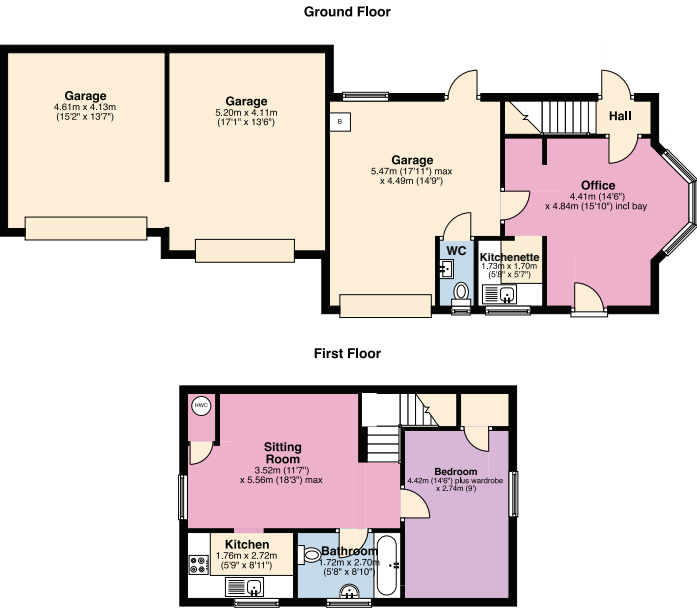
Mains electricity, water and sewage

EV charging point

South Kesteven District Council, tax band G

EPC rating C (Lucklaw House)

EPC rating D (The Coach House)



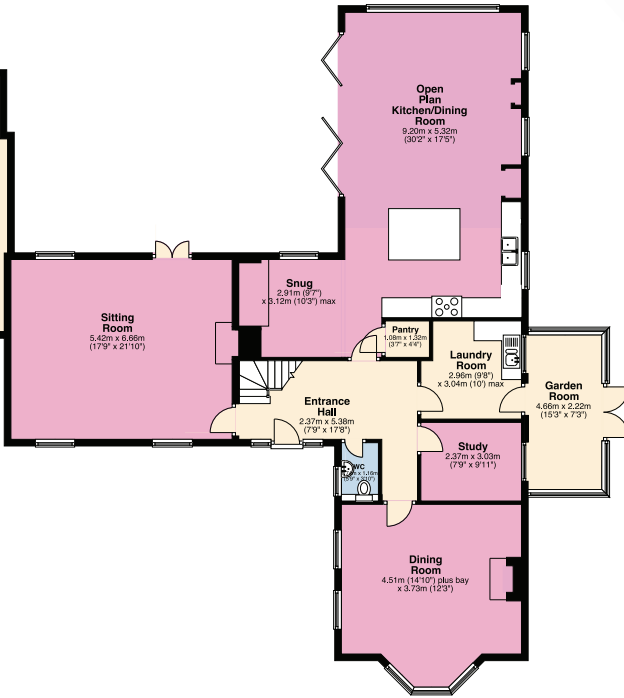
Main House



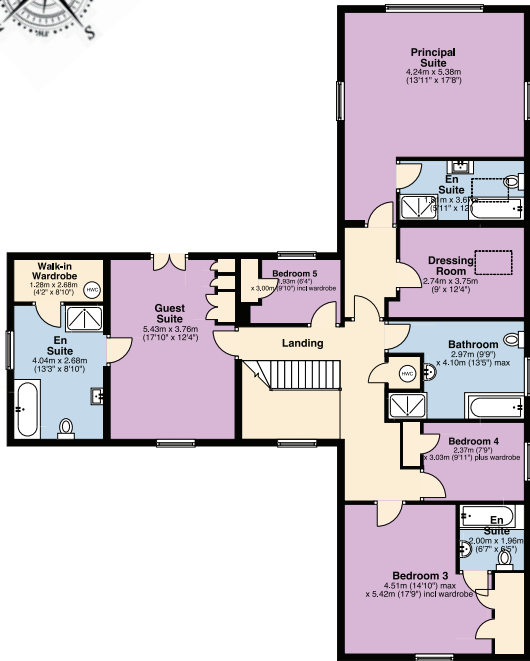
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Ground Floor: approx. 202 sq. metres (2,173.8 sq. feet)
First Floor: approx. 158.1 sq. metres (1,701.8 sq. feet)
Total Home: approx. 360.1 sq. metres (3,875.7 sq. feet)
The Coach House Ground Floor: approx. 25.6 sq. metres (275.8 sq. feet)
The Coach House First Floor: approx. 45.2 sq. metres (486.4 sq. feet)
Garages: approx. 62.6 sq. metres (674.1 sq. feet)
Total overall: approx. 493.5 sq. metres (5,312 sq. feet)

Ground Floor



First Floor



NEAR AND FAR

In the rural enclave of Swayfield, discover your social side at the village hall, the self-proclaimed ‘beating heart of the village’. As well as holding events throughout the year, the village hall plays host to weekly activities including an art club, yoga, line dancing, handbells, table tennis, bowls and monthly coffee mornings. With weekly services held at St Nicholas’ Church, and regular fish and chip nights at the village pub, The Royal Oak, newcomers are guaranteed a warm welcome to the village.

Surrounded by beautiful countryside, discover the local area on foot or pay a visit to one of the many picturesque villages nearby. The Cholmeley Arms in Burton Coggles and The Woodhouse Arms in Corby Glen are well worth a visit, as is Bythams Community Shop in Castle Bytham, just a five-minute drive from Lucklaw House.

Further afield, pay a visit to any number of the surrounding market towns including Grantham, Bourne and Stamford where you will find an array of independent shops, cafes, restaurants and galleries to peruse. Commute with convenience, with the A1 just a short drive away, or catch a train from nearby mainline Grantham Railway Station.

There are plenty of excellent schools nearby in the primary, secondary and independent categories, including in nearby Corby Glen and Colsterworth. Witham Hall, Bourne Grammar School, The Grantham Preparatory International School and Stamford School are all within easy reach.

LOCAL DISTANCES

- Witham on the Hill 7.5 miles (14 minutes)
- Bourne 9 miles (18 minutes)
- Grantham 12 miles (23 minutes)
- Stamford 12 miles (26 minutes)





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