



LODGE COTTAGE

BRACEBOROUGH



Enjoying far-reaching panoramic countryside views across a patchwork of green fields, Lodge Cottage is a fully refurbished family home on the edge of the peaceful village of Braceborough, blending contemporary comfort with effortless country living.



COUNTRYSIDE SETTING

Poised between the ancient market towns of Stamford, Market Deeping and Bourne, Braceborough, listed in the Domesday Book, offers its own glimpse into Britain's past, coursing with historic features including the Grade I listed Church of St Margaret alongside traces of its former Victorian spa. In contrast, its quiet rural setting offers a gentle counterpoint to the vibrancy of its neighbouring towns, all of which remain within easy reach for everyday life, dining and connection.

In springtime, the horse chestnut tree-lined farm drive leading home is flanked by fields filled with the gentle bleating of new lambs, capturing perfectly the peaceful, tranquil setting of Lodge Cottage.

Parking for multiple cars is available on the large driveway, beyond which an oak framed canopy porch frames the front door which opens to the pristine and freshly refurbished home within.

CHARACTER LIVING, CONTEMPORARY COMFORT

Transformed from its 1950s origins, Lodge Cottage steps into modern 21st century living with style and ease. Immediately upon arrival, in the light, broad and bright entrance hallway, the welcome of Lodge Cottage pervades in warm oak and light-diffusing panels and glazed doors. Storage is seamlessly fitted beneath the stairs, while underfloor heating, served by an air source heat pump, runs throughout the ground floor.

Farmhouse character and Scandi hygge combine in the sitting room, where bespoke, wood effect tiled flooring blends with exposed brick in the feature fireplace to infuse comfort and warmth.

With plenty of space for rainy day games within the Shaker-style, built-in cabinetry of the media wall, relax and unwind and enjoy family time throughout the seasons, whatever the weather, as the glow from the log-burning stove emanates warmth. Views beckon to the east, where the sun rises over the blanket of fields, while to the rear, in summer, bifolding doors peel back to reveal the south-facing terrace and garden.



Panoramic views across the Lincolnshire countryside are emblematic of both the openness and country comfort that define life at Lodge Cottage, with far reaching vistas from every room.

A separate family snug, features a Scandi-vibe media wall with acoustic panelling and plenty of storage.



SAVOUR THE VIEWS

Mirroring the bespoke media cabinetry in the sitting room, in the open plan kitchen diner the farmhouse feel continues in the soft grey cabinetry, topped in oak and fitted with slender, copper-toned handles.

Sociable and spacious, with abundant storage, an induction hob rests within the central island, beneath an extractor fitted within the ceiling, with a double Belfast sink and an array of fitted appliances. Keep larger essentials at the perfect temperature within the pantry, the only space on the ground floor not served by underfloor heating.

Taking full advantage of the views, a ten-seater dining table currently sits within a glazed corner of the room, with a picture window and bifolding doors, which open to connect the kitchen with the glorious garden and country views beyond.

Storage, a motif found throughout, features once more beneath the built-in seating area, with shelving above.

A laundry room, boot room and lavatory also feature to the ground floor.





AND SO TO BED...

Light streams in through a large window framing stunning country views on the turn of the oak staircase, on ascent to the first-floor landing.

Here, fitted storage features once more, while three loft hatches provide access to further space for essentials.

Capturing magnificent, open country views over fields and trees through windows to

two aspects, the first of the spacious double bedrooms beckons, with a fully fitted dressing room and private en suite shower room.

A second spacious bedroom, overlooking the fields to the front, emanates a soothing ambience, with a corner of fitted wardrobes and dressing table and a handsomely tiled, contemporary en suite shower room.



Built-in wardrobes also feature in the third of the double bedrooms, also located to the front, where light spills in each morning.

Leafy boughs frame the window to the front of the fourth double bedroom at Lodge Cottage, lending it a peaceful, intimate feel, enhanced by its cream and soft green décor. Fitted wardrobes provide storage, while the nearby family bathroom features a centrally filling bathtub and separate, walk-in shower.



WORK FROM HOME

With fitted corner desk and mellow lemon decorative motifs, a study is filled with light and looks out over the fields and trees through windows to two sides.



ADAPTABLE LIVING

Currently serving as a tiled home gym and workshop, the integral garage also incorporates an upper floor arranged as a study, kitchenette and double bedroom, with an adjacent cloakroom and scope to create annexe-style accommodation.

COUNTRY LIVING

Outside, the sun-soaked, paved terrace of the south-facing garden is the perfect place to stretch out and unwind in the summer months, ideal for barbecues or soirees with family and friends.

Safe and secure for youngsters, who can play on the lawn and seek shelter beneath the shade of the mature blossom tree, the garden is fenced to the perimeter, and planted with beech hedging, which provides a habitat for nature.



A home for all seasons, where the panoramic scenery offers ever changing watercolour views from every window, Lodge Cottage balances comfortable living with contemporary storage features and versatile rooms, and annexe areas ready to serve your every need as life evolves.

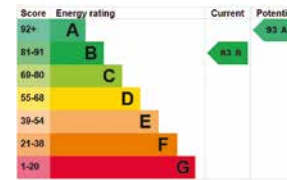


THE FINER DETAILS

Freehold
 Detached
 Dates to 1952, fully renovated since
 Plot approx. 0.2 acre
 Air source heat pumps
 Underfloor heating
 Solar panels

Mains electricity and water
 Largest sewerage treatment system
 High speed internet via Starlink
 EV charger
 South Kesteven District Council, tax band D
 EPC rating B

Ground Floor: approx. 138.3 sq. metres (1,488.7 sq. feet)
 First Floor: approx. 175 sq. metres (1,883.6 sq. feet)
 Total Home: approx. 313.3 sq. metres (3,372.3 sq. feet)
 Garage: approx. 37.3 sq. metres (401.9 sq. feet)



NEAR AND FAR

Set on the edge of Braceborough, this is a setting that suits those who value quiet village life with countryside on the doorstep.

Braceborough has a village hall and parish church at its heart, while the surrounding network of public rights of way and Lincolnshire's wider footpath network make it easy to head out for walks straight from home.

For day-to-day needs and a broader choice of shops, cafés and services, both Bourne and Stamford are within easy reach, with Stamford in particular prized for its handsome stone streets, independent shops, restaurants and market-town charm.

Families are well placed for schooling, with local state options including Bourne Grammar School and Casterton College, alongside well-regarded independent choices such as Cophill School, Witham Hall, Stamford School and Oakham School.

For commuting, the village sits conveniently for road links via the A15 and A6121, while rail services from Stamford provide links to Peterborough and on to London King's Cross in as little as around 1 hour 19 minutes.

LOCAL DISTANCES

- Witham Hall School 4 miles (7 minutes)
- Cophill School 5.4 miles (10 minutes)
- Stamford 6.2 miles (15 minutes)
- Market Deeping 6.4 miles (12 minutes)
- Bourne 6.6 miles (13 minutes)
- Peterborough Railway Station 14.3 miles (28 minutes)
- Oakham 15.6 miles (25 minutes)



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