

Finest



finest.co.uk

Creeton | Lincolnshire

The Rectory





Accommodation in Brief

Ground Floor

Reception Hall | Kitchen/Breakfast Room | Dining Room | Conservatory
Three Reception Rooms | Utility Room | Cloakroom | Cellar

First Floor

Principal Bedroom Suite with Dressing Room and Bathroom
Four Further Bedrooms | Study | Two Family Bathrooms

Second Floor

Bedroom Six | Shower Room | Storage

Annexe

Kitchen | Living Room | Bedroom | Shower Room | Storage

Barn and Ancillary Accommodation

Home Office | Gym/Garage | Carport | Garaging | Stores
Garden Store | Oil Tank Store

Externally

Private Driveway and Parking | Gardens and Grounds | Natural Swimming Pond
All-Weather Tennis Court







The Property

The Rectory is a handsome Grade II Listed former rectory near the Georgian market town of Stamford. Set close to the ancient church of St Peter and approached along a quiet no-through lane, it is a house with presence, history and a wonderfully settled sense of place.

Built of local limestone beneath a Collyweston slate roof, the house is understood to date from circa 1750, with a commanding Victorian Gothic frontage added in 1850. Stone mullion windows, an arched entrance, tall chimneys and characterful decorative detailing sit comfortably alongside interiors that feel warm, elegant and deeply liveable.

The main house extends to approximately 5,363 sq ft and opens into a welcoming reception hall, from which the principal rooms flow naturally. Three reception rooms, a dining room and a conservatory provide an excellent balance of formal and informal living space, with tall sash windows, internal shutters, stone and timber floors, fireplaces and wood-burning stoves adding texture and atmosphere throughout.

The kitchen sits at the heart of the house, with painted cabinetry, timber worktops, an oil-fired Aga and space for informal dining. A utility room, cloakroom and cellar add the practical spaces expected of a house of this scale, while the conservatory creates a light-filled connection between the house, terrace and gardens.



The bedroom accommodation is arranged across the first and second floors. The principal suite includes a dressing room and bathroom, with four further bedrooms, a study and family bathroom facilities arranged across the first floor. A sixth bedroom, shower room and useful storage occupy the second floor, giving the house flexibility for family life, guests and working from home.

Behind the house, the stone barn complex brings further value and versatility. The self-contained annexe has its own kitchen, living room, bedroom and shower room, making it well suited to guest accommodation, multigenerational living or potential income use, subject to any necessary consents. The wider barn complex includes a home office, gym/garage, carport, garaging and stores, with fibre to the premises broadband supporting those who work from home.

The property is offered for sale with no onward chain.











Externally

The Rectory sits within gardens and grounds extending to circa 2.20 ac. The setting is mature, private and beautifully established, with lawns, clipped hedging, topiary, mature trees and far reaching views across the surrounding Lincolnshire countryside.

The gardens have a gentle structure and a wonderful sense of abundance, with apple and pear trees, generous flower borders and mown paths leading through the grounds. A natural swimming pond forms a particularly special focal point, with decked seating and soft planting around the water. A new pump was installed in 2025.

An all weather tennis court provides further outdoor amenity, with cricket net and goal posts adding flexibility for family use.





Local Information

Set in a quiet village, within easy reach of Stamford and close to the Lincolnshire/Rutland border, Creeton offers a peaceful rural setting close to some of the region's most attractive towns and villages. Walks lead directly from the doorstep onto the neighbouring estate, while the surrounding countryside provides a wonderfully calm backdrop to daily life.

The nearby village of Castle Bytham has a community shop and two pubs, while Corby Glen, around seven minutes by car, offers further shops and a Co-op. Stamford is around fifteen to twenty minutes away and provides a wider range of independent shops, cafes, restaurants and everyday amenities, together with its handsome architecture and established market town character.

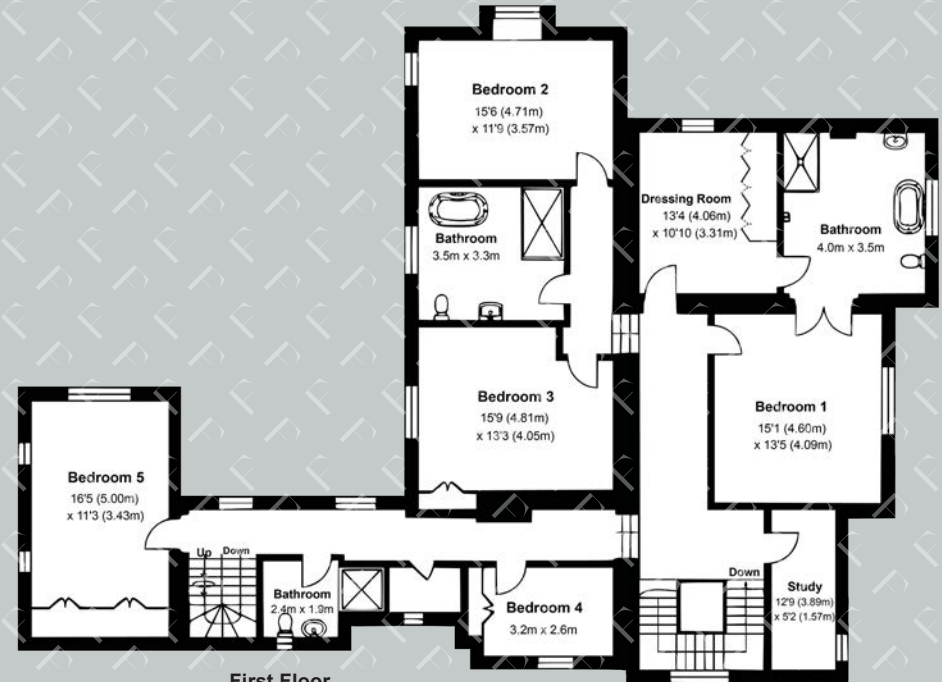
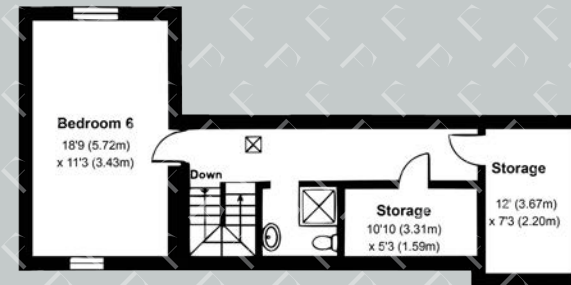
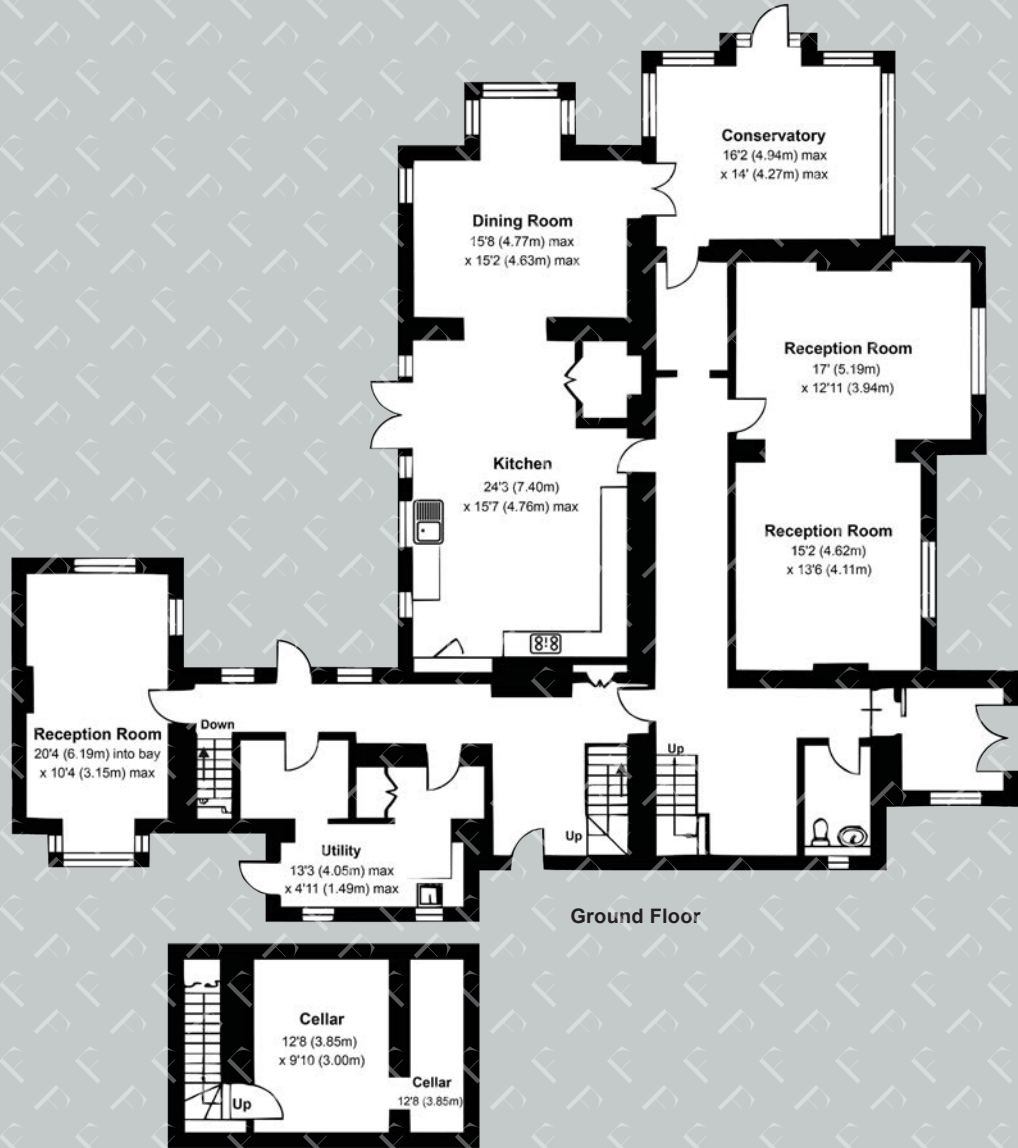
The area is well placed for schooling, with Uppingham, Oundle, Oakham, Bourne Grammar, Stamford High and King's Grantham all within reach, together with prep schools at Witham on the Hill and Copthill. Witham Hall prep school is also within easy reach.

For commuters, Grantham and Peterborough both provide mainline rail services to London King's Cross in under an hour, while the A1 offers excellent road links across the region.



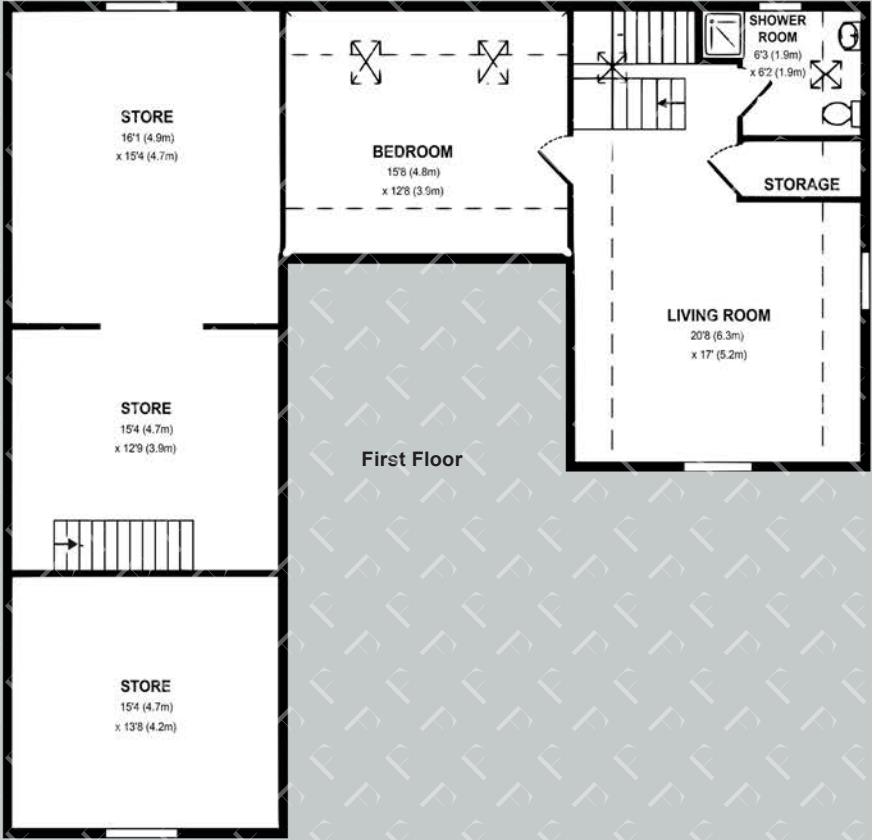


Floor Plans



Main House: Total area: approx 498.2 sq. metres (5363 sq. feet)

Floor Plans



Barn, Ancillary Accommodation and Annexe: Total area: approx 220.6 sq. metres (2376 sq. feet)

Google Maps

what3words



///minerals.removers.strutting

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, water and drainage. Oil-fired central heating. Fibre to the premises broadband.

Council Tax

Band G

Postcode

EPC

Tenure

NG33 4QB

Rating E

Freehold

Viewings Strictly by Appointment

Please contact Finest or Country and Equestrian.
Details can be found on the back page of this brochure.





Finest

15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | contact@finest.co.uk
finest.co.uk



Goodwood House | Hackamore Way | Barleythorpe | Oakham | LE15 7FS

01572 757979 | office@mooresestateagents.com
countryequestrianhomes.com

finest.co.uk

IMPORTANT INFORMATION Finest Properties or Country and Equestrian, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties or Country and Equestrian, has any authority to make or give any representation or warranty whatever in relation to this property.