



Hurfords

High Street, Castle Bytham, Grantham

Freehold

Price £500,000

# Key Features

 3  1  E  D

- Beautiful stone-built character cottage
- Located in the heart of historic Castle Bytham
- Stunning garden room with vaulted glazed lantern
- Spacious sitting room with wood-burning stove
- Attractive enclosed rear garden

Hurfords are delighted to offer this charming stone-built cottage, occupying an attractive position within the centre of the ever-popular village of Castle Bytham.

Believed to date back many years, the property successfully combines the warmth and character associated with a traditional village cottage, whilst benefiting from well-considered improvements that create a comfortable and practical home for modern living.

The accommodation is entered via a welcoming entrance hall leading through to a superb sitting room, where an impressive inglenook-style fireplace incorporating a wood-burning stove provides a striking focal point. Exposed beams and deep-set windows enhance the character and atmosphere of this delightful space.



Moving through the property, the accommodation opens into a stunning garden room extension. Flooded with natural light from the impressive glazed lantern roof and bi-folding doors, this room provides an exceptional space for dining, entertaining or simply enjoying views over the garden throughout the seasons. The extension effortlessly blends contemporary design with the original stone cottage, creating the perfect hub of the home.

The ground floor further benefits from a spacious and versatile study, ideal for home working, hobbies or additional family accommodation, together with a useful cloakroom/WC and ample storage.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with fitted furniture and character features. A family bathroom serves the first floor and comprises a bath with shower over, wash hand basin and WC.

Externally, the property enjoys an attractive enclosed garden with a mixture of lawn, mature planting, seating areas and established trees, providing a peaceful outdoor retreat. The garden offers ample space for entertaining, gardening enthusiasts and family enjoyment whilst maintaining a high degree of privacy.

The attractive stone façade and village-centre position provide exceptional kerb appeal and perfectly reflect the character and heritage of this wonderful home.

#### Location

Castle Bytham is widely regarded as one of South Lincolnshire's most desirable villages, renowned for its attractive limestone properties, historic streetscape and strong sense of community. Rich in history and believed to date back to Norman times,



**High Street Castle Bytham NG33 4RZ**  
**Approximate Gross Internal Area**  
**Total (Including Garage) = 1437 SQ FT / 134 SQ M**



Illustration for identification purposes only, measurements are approximate, not to scale.

the village retains much of its original character whilst offering a range of local amenities including a popular public house, village hall, primary school and recreational facilities.

Surrounded by rolling countryside and scenic walking routes, Castle Bytham offers an idyllic rural lifestyle whilst remaining exceptionally well connected.

The village is conveniently positioned for access to the market towns of Stamford, Bourne, Grantham and Oakham. The nearby A1 provides excellent road links north and south, making the location particularly appealing to commuters. Faster rail services can be found at Grantham and Peterborough, offering direct services to London King's Cross, making the property equally attractive to those seeking a countryside lifestyle with city connectivity.

Combining period charm, versatile living accommodation and an enviable village setting, this delightful cottage presents a rare opportunity to acquire a character home within one of Lincolnshire's most sought-after historic villages.

- Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead -

# Selling your property?

Contact us to arrange a FREE home valuation.

 01780 752136

 38 St. Marys Street, STAMFORD, Lincolnshire, PE9 2DS

 [stamford@hurfords.co.uk](mailto:stamford@hurfords.co.uk)

 [www.hurfords.co.uk](http://www.hurfords.co.uk)



 SCAN ME



Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SFD204518 - 0004

