



Ash Cottage, Old Great North Road, Great Casterton

FOR SALE

Guide Price

£475,000 - £500,000



Council Tax Band: D **Tenure:** Freehold **Property Type:** Semi Detached House

Bedrooms: 3 **Bathrooms:** 2 **Receptions:** 3

Welcome to Ash Cottage. A truly charming and characterful home nestled in the heart of Casterton. Enjoying picturesque surroundings, excellent transport links and access to highly regarded schools, this delightful property perfectly balances countryside tranquillity with everyday convenience - an opportunity not to be missed.

Set in Picturesque Casterton and situated on the River Gwash, this charming home offers a wonderful mix of character, space and practicality. With off-road parking and well-regarded schools within walking distance, it's perfectly placed for family life, all while being just a short drive from Stamford.

Located in the centre of Great Casterton, this attractive stone cottage has been extended over time to create a flexible and well-balanced home, ideal for modern living while still retaining its original charm.

There are two main access points into the property, with the day-to-day entrance leading into a useful boot room, perfect for coats, shoes and storage, with exposed stone adding immediate character. From here, you step into the open-plan kitchen and living space, a light and sociable area. The kitchen is fitted with integrated appliances, space for a range cooker, and opens into a dual-aspect lounge with French doors out to the garden and fitted shutters. A spiral staircase from the lounge leads up to the principal bedroom, adding a unique feature to the space.

To the front of the home, the dining room provides a great entertaining area, centred around an exposed brick fireplace currently used as a feature log store. This flows through to a separate utility room and WC, offering additional storage and a dedicated laundry space. Also at the front, the snug creates another cosy reception room, complete with a bay window, open fireplace and shutters; ideal as a quieter retreat. Character features such as beams, wooden doors and flooring can be found throughout, giving the home a real sense of warmth.

Upstairs, the original staircase leads to two well-proportioned double bedrooms, both featuring period fireplaces. The second bedroom also benefits from a walk-in bay window and a built-in storage cupboard. The family bathroom combines modern fittings with exposed stonework and includes a shower over the bath. A further internal door connects to the large ensuite and then onto to the principal bedroom, where skylights, the spiral staircase and Juliet balcony doors make the most of the elevated views across the garden and river.

Outside, the rear garden enjoys a sunny south-westerly aspect and has been thoughtfully arranged with a variety of seating areas, lawn and established planting. At the far end, a riverside deck provides a peaceful spot to sit and take in the surroundings. There is also a brick-built outbuilding and separate shed, both useful for storage.

A brilliant opportunity to secure a character home in a well-connected village, with great schooling, countryside walks and Stamford all within easy reach.



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The Location - Why Great Casterton?

Set just moments from Stamford, Great Casterton is a highly regarded Rutland village that offers the perfect balance between countryside living and everyday convenience. Known for its attractive stone properties, strong community feel and peaceful surroundings, it's an ideal setting for buyers looking to enjoy village life without feeling remote. With open countryside on your doorstep and Stamford only a short drive away, this is a location that truly offers the best of both worlds.

Schools & Education

Great Casterton is particularly appealing for families, with well-regarded schooling close by. The village itself is home to a popular primary school, while nearby Stamford offers a wide selection of highly respected secondary and independent schools. Rutland's excellent reputation for education continues to be a major draw, making this an ideal base for families prioritising schooling.

Transport & Connectivity

Despite its peaceful setting, Great Casterton is exceptionally well connected. The A1 is just a couple of minutes away, providing straightforward access to Peterborough, Grantham and beyond. Stamford's train station offers direct rail links to London and other major cities, making this a practical choice for commuters. Whether travelling for work or leisure, this location ensures you remain well linked.

Lifestyle & Leisure

Life in Great Casterton is centred around enjoying the outdoors and a slower pace of living. Surrounded by beautiful Rutland countryside, there are endless opportunities for walking, cycling and exploring. The village also benefits from a welcoming local pub, while Stamford's vibrant town centre, with its independent shops, cafés, restaurants and weekly market is just a short drive away. From historic landmarks like Burghley House to scenic riverside walks, there's no shortage of things to enjoy nearby.

Great Casterton offers a rare combination of village charm, excellent connectivity, strong schooling and close proximity to Stamford. A location that perfectly supports both family life and modern living.

Contact Ellie to arrange your viewing today.

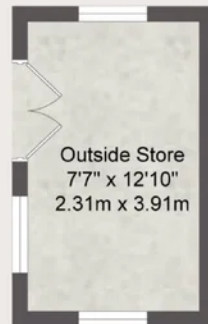




Old Great North Road, Great Casterton

Approximate Gross Internal Area
1553 sq ft - 144.2 sq m (Excluding
Outbuilding)

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