



The Brimbles

Greatford | Stamford | Lincolnshire | PE9

 FINE & COUNTRY



KEY FEATURES

- *A Modern Family Home Enjoying an Edge-of-Village Location*
- *Situated within Easy Reach of Stamford, Bourne and Rutland*
- *Recently Undergone an Extensive Programme of Refurbishment*
- *Open-Plan Kitchen/Dining Room, Reception Room, Snug and Study*
- *Five Double Bedrooms, Two En Suites and a Family Bathroom*
- *Attached Double Garage, Garden Store and Substantial Gravelled Forecourt*
- *Generous Wraparound Lawned Gardens with Established Borders and Patio*
- *Total Accommodation Including Attached Garage Extending to Approximately 3,184 Sq. Ft.*



Set within a wonderfully private plot of well over half an acre in the conservation area of Greatford, this substantial five-bedroom home combines generous family accommodation with a peaceful village setting. Mature trees and established planting create a sense of separation from the surrounding properties, while the house itself has been extensively improved, offering bright, contemporary interiors and considerable scope for its next owners to make their own mark.

For the present owners, one of its greatest attractions has always been the balance between seclusion and convenience. Greatford lies within reach of Stamford, Bourne and Market Deeping, with Peterborough, Spalding and the A1 also accessible. It is possible to enjoy the quiet of a well-established village home without feeling cut off from the towns and connections that make everyday life practical. The owners particularly value the remarkable peace of the setting, where the garden and surrounding greenery lend the house an almost rural sense of calm.

The approach makes an immediate impression. Beyond the driveway, an expansive gravelled parking area has been newly laid out, with space for up to twelve cars. A circular planted bed softens the open forecourt, while the double garage sits comfortably to one side of the house. Recent work has also included new garden walling, provision for future entrance gates and improvements to the landscaping. It is an attractive arrival, but also an eminently practical one for a busy household or for those who regularly welcome friends and family.

The entrance extension is among the most striking changes made by the owners. Its pitched roof and generous glazing introduce light into an impressive hall, where a staircase rises through an open, galleried space to the first floor. Pale timber flooring, oak internal doors and a restrained palette give this central area a fresh, cohesive appearance. The view upwards to the gallery adds a sense of height and openness that is not immediately apparent from outside.





Beyond the hall, the ground floor offers an appealing choice of spaces for both entertaining and quieter moments. The principal reception room is particularly spacious, measuring approximately 22 feet by 14 feet, and features a striking six-foot fireplace with a recessed area above, designed to accommodate a 75-inch television and soundbar. A gently vaulted ceiling enhances the sense of space, while broad windows frame attractive views across the garden. The room's well-balanced proportions comfortably accommodate substantial seating without compromising its airy, open feel. Additional glazing overlooking the terrace further strengthens the connection between indoors and out, allowing the garden to remain a delightful backdrop throughout the day.

The kitchen and dining room is very much at the heart of the house. Extending to nearly 28 feet in length, it has been comprehensively reworked to provide an inviting space for cooking, eating and gathering. Dark, panelled cabinetry is paired with light quartz worktops and a large central island, whose overhanging surface provides seating for informal meals or conversation while dinner is being prepared. Pendant lighting, together with an abundance of natural light, give the kitchen a polished finish without sacrificing warmth.

At the dining end, there is ample room for a substantial family table, with a timber-slatted feature wall adding texture and interest. Doors open directly onto the terrace, where a pergola and established climbing greenery provide a pleasant spot for outdoor seating. In warmer weather, the transition from the dining table to the garden is especially easy. The adjoining utility room continues the carefully considered finishes, with fitted storage, work surfaces and space for laundry appliances, keeping the working side of the household separate from the main kitchen.





Elsewhere on the ground floor, a snug provides a quieter alternative to the principal reception room. With timber flooring, soft neutral tones and shuttered windows, it works equally well as a television room or somewhere to retreat at the end of the day. A separate study offers valuable space for working from home, while a ground-floor cloakroom completes the accommodation. The arrangement is flexible enough to accommodate different generations, working patterns and the changing demands of family life.





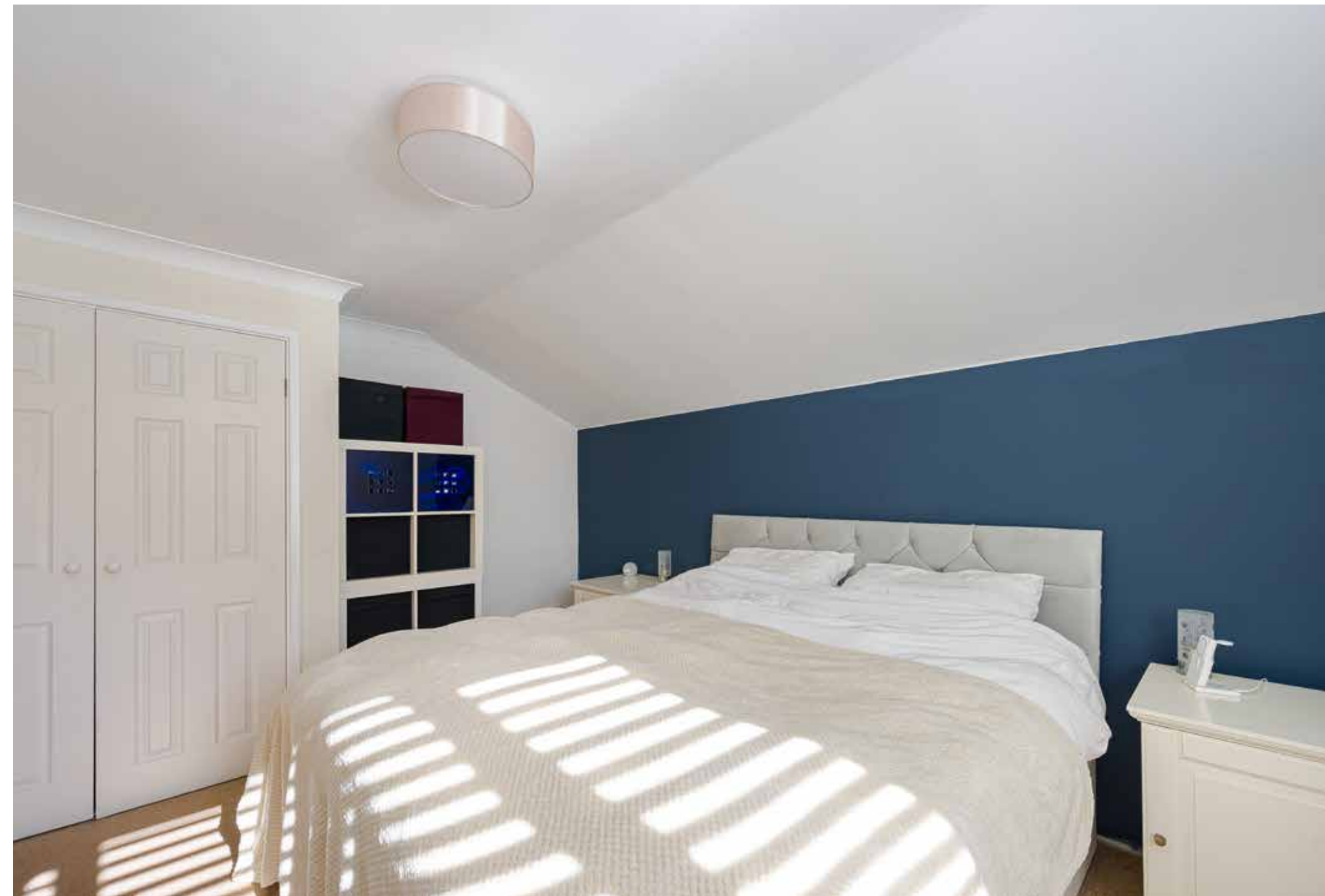


Upstairs, the galleried landing contributes as much to the character of the house as the rooms themselves. Open to the hall below and lit by broad glazed doors leading towards a balcony, it avoids the enclosed feeling of a conventional corridor. Five bedrooms are arranged across the first floor, with two benefiting from their own en-suite facilities and a further family bathroom serving the remaining rooms. The bedrooms offer a mixture of proportions and outlooks, making them adaptable for children, visiting guests or additional home-working space. Fitted storage in several rooms adds to their practicality.

Throughout the house, the owners have invested in improvements that go well beyond appearance. These include extensive replastering, insulation and redecoration, new flooring across the ground floor, replacement internal doors, selected new skirting and carpets upstairs, and timber shutters and blinds to many of the windows. A new oil-fired boiler and unvented hot-water cylinder have been installed, together with a number of replacement radiators. The garage has also been partly reconfigured and insulated, with new automated, insulated doors, while new guttering has been fitted throughout.









Outside, the grounds are a defining feature. The broad lawn stretches away from the rear of the house, enclosed by mature trees, hedging and planting that give the garden its privacy and established character. A magnificent weeping willow offers a particularly attractive focal point, and the paved terrace beside the house provides space for both dining and relaxed seating. There is room here for energetic family games, summer gatherings and quieter moments in equal measure, with the size of the plot allowing different areas to be used without feeling crowded.

The owners have further ambitions for the property and have prepared designs for additional changes to the house and garden. They advise that planning permission is already in place for further development, offering an interesting opportunity for a purchaser to explore, subject to confirming the details and status of the consent. Equally, the house is already an exceptionally versatile family home, with sizeable internal accommodation, plus a double garage and garden store.





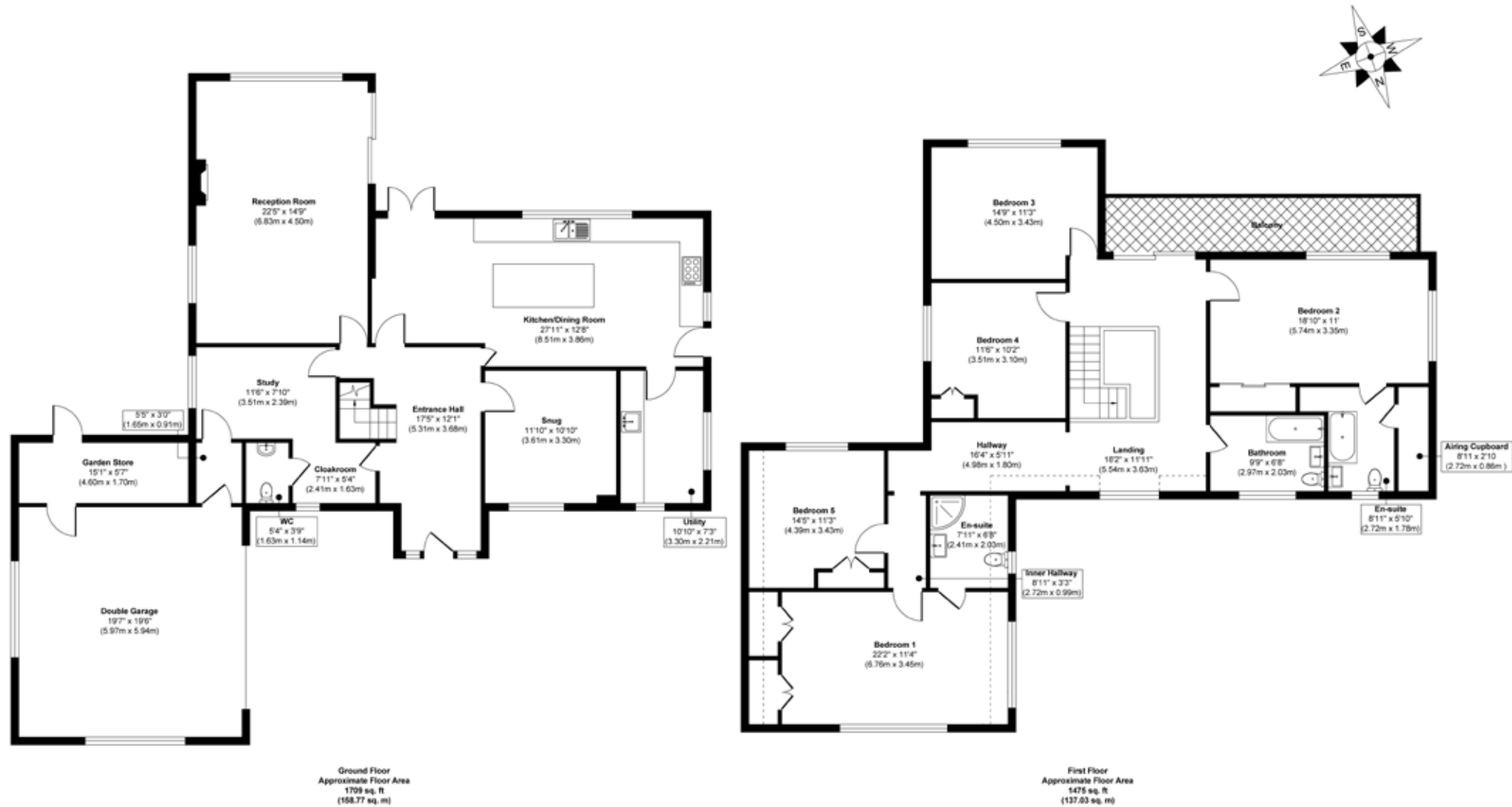


The village of Greatford has long been cherished for its strong sense of community and welcoming village atmosphere, with the village hall at the heart of local life, hosting regular gatherings, events and seasonal celebrations throughout the year.

This appealing rural setting is complemented by the convenience of nearby Stamford, Bourne and Peterborough, together with excellent schooling and transport connections.

Yet what truly distinguishes The Brimbles is not only its generous proportions or the considerable investment made in recent years, but the combination of beautifully versatile accommodation, unusually generous gardens and a peaceful setting that remains wonderfully accessible. It is an ideal family home for those seeking the tranquillity and charm of countryside living without compromising on proximity to schools, amenities and commuter links.





Approx. Gross Internal Floor Area
Main House = 2729 sq. ft / 253.53 sq. m
Garage & Garden Store = 455 sq. ft / 42.27 sq. m
Total = 3184 sq.ft / 295.80 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
All room sizes are measured into wardrobe recesses where applicable.

Produced by Elements Property

Agents notes:
The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.



LOCAL AUTHORITY: South Kesteven District Council

SERVICES: Mains Electricity, Water and Drainage, Oil Fired Central Heating

TENURE: Freehold

COUNCIL TAX BAND: G

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	71 C
39-54	E		
21-38	F		
1-20	G		





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