



Bramley Cottage, Newton Way, Woolthorpe By Colsterworth



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£425,000



## Key Features

- Charming Detached Cottage
- Views Towards Woolsthorpe Manor
- Three Double Bedrooms
- Sitting Room with Multi-Fuel Stove
- Detached Garage and Workshop
- Studio/Home Office and Summerhouse
- EPC rating D
- Freehold





Bramley Cottage is a delightful and beautifully positioned country cottage, enjoying an enviable setting on the edge of the historic village of Woolsthorpe by Colsterworth, famed as the birthplace of Sir Isaac Newton. Tucked away at the end of a quiet no-through lane and lying directly behind the National Trust's Woolsthorpe Manor, the property benefits from far-reaching views across surrounding pastureland, offering ample privacy!

The cottage provides well-balanced and characterful accommodation, refurbished and thoughtfully modernised over the years to create a comfortable yet elegant rural home. The ground floor is arranged around a welcoming entrance hall, leading to a charming sitting room with a multi-fuel stove, ideal for cooler evenings. A spacious dining room enjoys lovely views towards Woolsthorpe Manor and provides an excellent space for entertaining, flowing through to the kitchen. Further practical accommodation includes a utility room and cloakroom.

On the first floor are three well-proportioned bedrooms, one of which benefits from built-in storage, together with a three-piece family bathroom.

Outside, the property is approached via a private driveway providing ample off-street parking. The gardens are a particular feature, laid mainly to lawn with a private patio area, summerhouse and glorious open views towards Woolsthorpe Manor. A detached garage incorporates a substantial workshop, complemented by a separate studio/home

office, ideal for remote working or creative use.

Bramley Cottage offers an exceptional opportunity to enjoy the country lifestyle, with scenic walks from the doorstep, while remaining conveniently located for the amenities of Colsterworth. The A1 and mainline rail services from Grantham provide excellent links for commuting. The property is offered chain free and represents a rare blend of charm, setting and practicality in a truly idyllic location.

## ACCOMMODATION

### ENTRANCE HALL

LOUNGE 3.62m x 3.77m (11'11" x 12'5")

DINING ROOM 3.64m x 3.55m (11'11" x 11'7")

KITCHEN 5.54m x 2.94m (18'2" x 9'7")

UTILITY ROOM 2.52m x 2.73m (8'4" x 9'0")

CLOAKROOM 0.79m x 1.7m (2'7" x 5'7")

### LANDING

BEDROOM ONE 3.91m x 3.89m (12'10" x 12'10")

BEDROOM TWO 3.93m x 3.62m (12'11" x 11'11")







**BEDROOM THREE** 3.12m x 2.73m (10'2" x 9'0")

**FAMILY BATHROOM** 1.67m x 3.48m (5'6" x 11'5")

**GARDEN**

**GARAGE**

**WORKSHOP**

**STUDIO / HOME OFFICE**

**SERVICES**

Mains drainage, water, gas and electricity are connected

**COUNCIL TAX**

The property is in Council Tax Band C

**WOOLSTHORPE BY COLSTERWORTH**

Woolsthorpe by Colsterworth is a pleasant hamlet that is equidistant between Stamford and Grantham, and also nearby to Oakham and Melton Mowbray, where excellent town amenities and schooling can be found to include main line station to London King's Cross from Grantham. The well served village of Colsterworth is about 2 miles distant offering doctor's surgery, Co-op store, public house and primary school. Peterborough, Leicester and Nottingham are all within a 30 mile drive.

**DIRECTIONS**

From High Street, Grantham proceed south along the A52/B1174 continuing out of town along South Parade and following the signs to join the A1 south. Take the left turn as signposted Woolsthorpe/Woolsthorpe Manor and Easton/Ancaster B6403. Turn right onto Bridge End, right



onto Woolsthorpe Road and the second left turn onto Newton Way. Follow the road and take the left turn down the dead end. The property is at the end.

### AGENTS NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

### NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

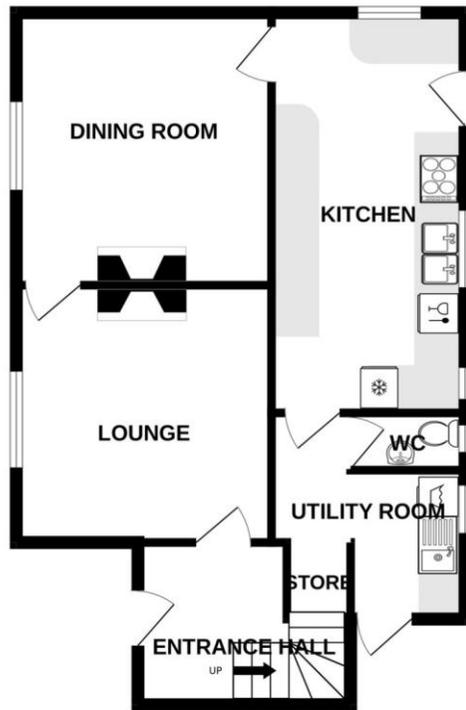
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For more information please call in the office or telephone 01476 591900.

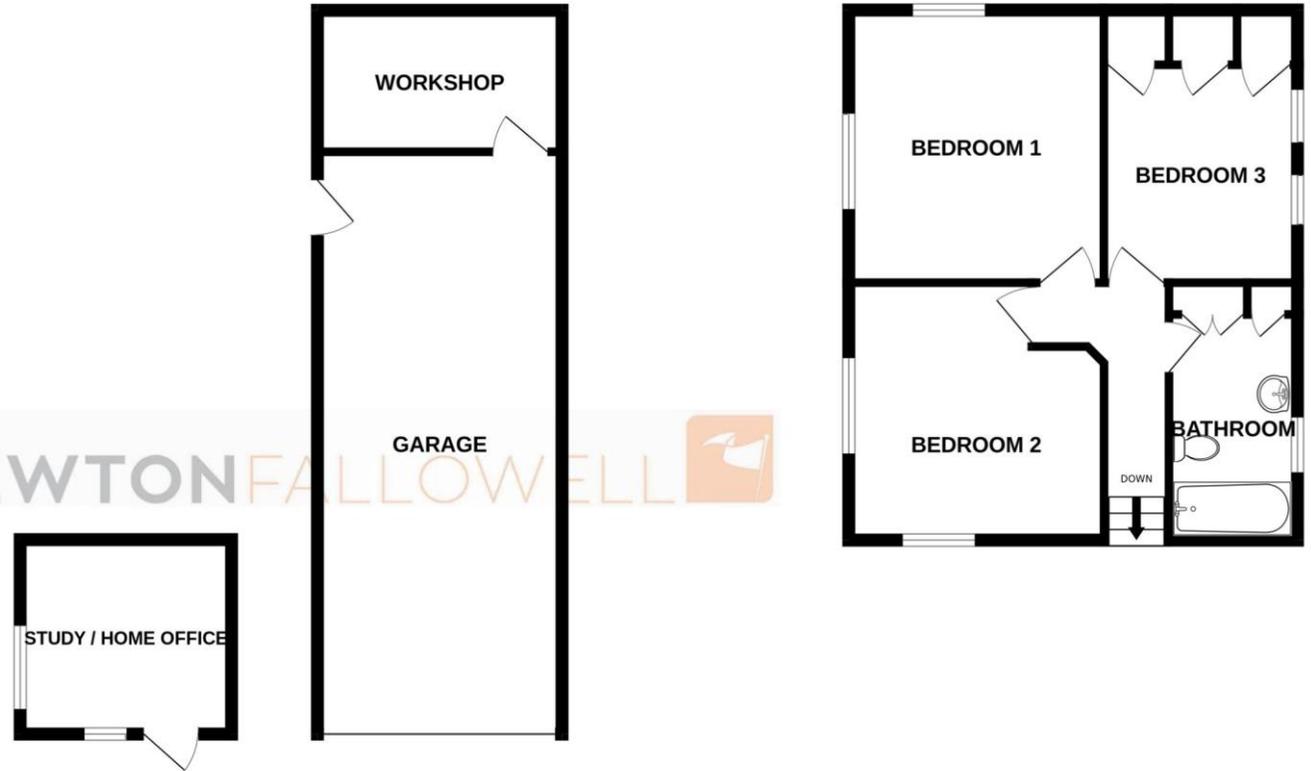




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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