



Hurfords

Pinfold Road, Castle Bytham Grantham Freehold Guide Price: £575,000

# Key Features



- Unique and characterful stone village home
- Generous living room with exposed stonework and wood burning stove
- Stylish kitchen/dining room with rustic finishes
- Wealth of period features including exposed stone and beams
- Four bedrooms arranged over the first floor

Rich in period features yet thoughtfully updated for modern living, the property occupies an attractive position within the heart of Castle Bytham, complemented by a charming garden and garage. A rare opportunity to acquire a home of genuine individuality in one of south Lincolnshire's most desirable villages.

This exceptional village home is a wonderful example of character architecture blended with thoughtful, modern updates. Constructed of natural stone beneath a tiled roof, the property immediately impresses with its charming façade, cottage style windows and established planting that gives it a warm, welcoming presence within the village street scene.



The entrance leads into the heart of the home, where the accommodation flows beautifully and showcases a wealth of character throughout. The ground floor centres around a superb kitchen and dining space, finished with a delightful blend of handcrafted cabinetry, wooden worktops and traditional detailing. This is a sociable and inviting room, perfect for everyday living and entertaining alike, with ample space for a large dining table and access to the garden beyond.

The living room is particularly impressive, generous in scale and rich in atmosphere, featuring exposed stone walls, a wood burning stove set within a stone fireplace, and lovely natural light from multiple windows. The room strikes a perfect balance between cosiness and space, making it ideal for both relaxed evenings and hosting guests.

To the first floor, the property offers four well proportioned bedrooms, each individually styled and full of charm, with vaulted ceilings, dormer windows and feature details adding to the sense of personality. The bedroom spaces are complemented by a characterful family bathroom and an additional shower room, both finished in keeping with the home's artisan feel while offering modern practicality.

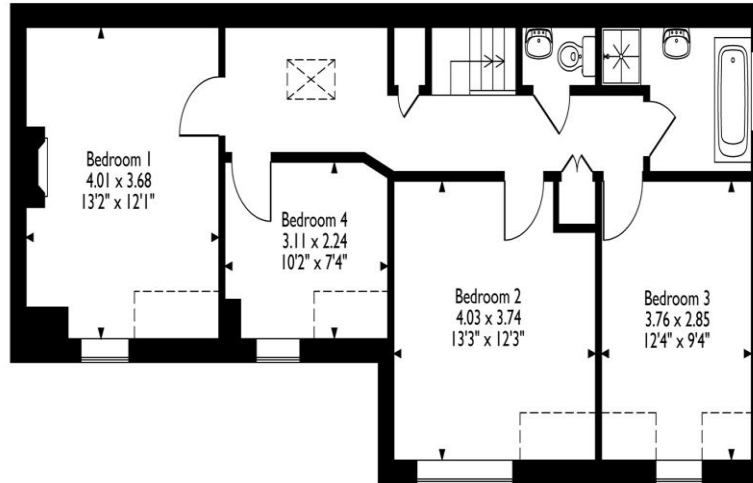


3, Pinfold Road, Castle Bytham, Grantham, Lincolnshire

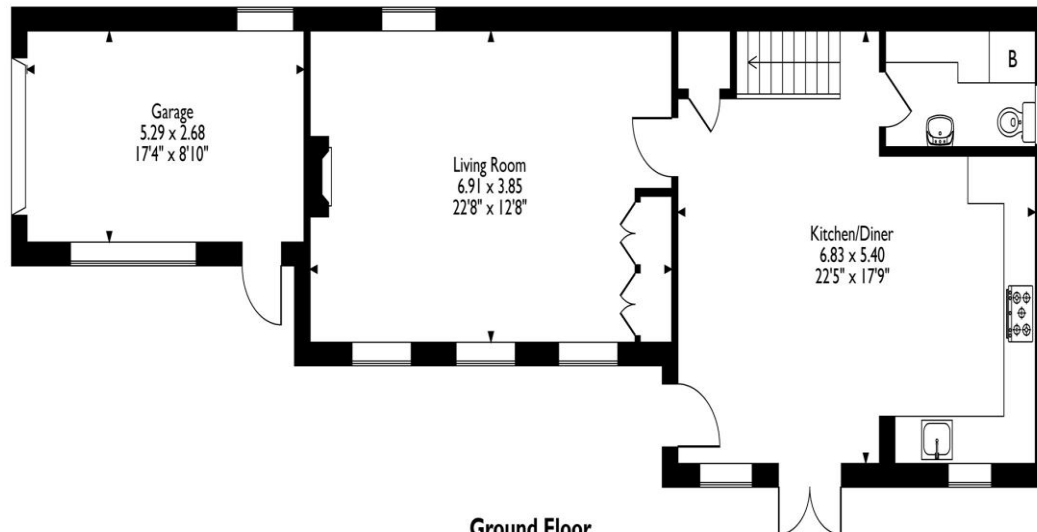
Approximate Gross Internal Area  
Main House = 130 Sq M/1400 Sq Ft

Garage = 14 Sq M/151 Sq Ft

Total = 144 Sq M/1551 Sq Ft



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Outside, the garden is a true highlight enclosed, thoughtfully landscaped and arranged to provide a variety of seating areas for dining, entertaining or simply enjoying the peaceful surroundings. Mature planting, stone paths and lawned areas combine to create a private and attractive outdoor space. The property also benefits from a garage, providing secure parking or additional storage.


#### Location

Castle Bytham is a highly regarded Lincolnshire village, renowned for its strong community spirit, excellent local pub, village shop, school and easy access to the surrounding countryside. The area is well placed for connections to nearby towns including Stamford and Grantham, with rail services to London from Grantham, making the village particularly appealing to both local and commuting buyers.

This is a rare opportunity to acquire a truly individual home, offering character, space and village lifestyle in equal measure. Early viewing is highly recommended to fully appreciate all that this property has to offer.

# Selling your property?

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