



12 High Street, Castle Bytham

Guide Price £550,000 - £575,000

 **NEWTON FALLOWELL**

12 High Street

Castle Bytham, Grantham

This beautifully presented Grade II Listed character cottage is set within the highly desirable village of Castle Bytham, a location prized for its charm and strong sense of community. The village itself offers excellent local amenities, including two traditional public houses, a doctor's surgery situated just next door, and a local shop that has been recognized with the Best Shop in Rutland award. For those needing to travel further afield, the property is perfectly positioned with easy access to the A1, while the nearby market towns of Stamford, Bourne, and Grantham are also within easy reach.

The main residence offers spacious and versatile accommodation, comprising four well-proportioned bedrooms. In addition, the property benefits from a self-contained annexe complete with its own kitchen and shower room. This additional space lends itself perfectly to multi-generational living, guest accommodation, or even use as a home office, studio, or small business premises.

Upon entering the main house, you are welcomed by an inviting entrance hall featuring original parquet flooring, immediately setting the tone for the character found throughout. The ground floor includes a flexible playroom or study, ideal for home working, and a delightful living room centred around an original inglenook fireplace with an open fire, creating a warm and cosy atmosphere. The kitchen/breakfast room is well-equipped with a wide range of fitted units, complemented by practical tiled flooring, and

provides ample space for casual dining. A separate dining room offers a more formal entertaining space, while a conveniently located downstairs WC completes the ground floor layout. The property retains a wealth of original features, including exposed wooden beams, enhancing its charm and period appeal.

Upstairs, the first floor hosts a family bathroom along with four bedrooms. The principal bedroom benefits from fitted wardrobes, while bedrooms three and four are generously sized. Bedroom two enjoys the added

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Externally, the property continues to impress. To the front, the self-contained annexe features high ceilings and its own private facilities, along with off-road parking. To the rear, there is a large, beautifully maintained garden offering a high degree of privacy—perfect for outdoor entertaining or family enjoyment. An additional parking space is also provided, and the property previously had planning permission granted for a garage, presenting further scope for development if desired.

Offered to the market with no onward chain, this is a rare opportunity to acquire a charming, character-filled, and highly versatile home in a sought-after village setting.



Lounge

18' 0" x 19' 1" (5.49m x 5.81m)

Kitchen/Breakfast Room

18' 0" x 14' 8" (5.49m x 4.46m)

Dining Room

13' 11" x 10' 3" (4.25m x 3.12m)

Playroom/Study

9' 11" x 10' 2" (3.02m x 3.11m)

Downstairs W.C

3' 2" x 3' 10" (0.96m x 1.17m)

Landing**Hallway****Bedroom One**

14' 5" x 10' 9" (4.40m x 3.27m)

Bedroom Two

9' 4" x 12' 0" (2.85m x 3.65m)

En-Suite

6' 5" x 5' 7" (1.95m x 1.69m)

Bedroom Three

8' 8" x 15' 3" (2.64m x 4.65m)

Bedroom Four

8' 8" x 11' 5" (2.64m x 3.47m)

W.C

8' 8" x 3' 10" (2.64m x 1.18m)

Bathroom

6' 5" x 8' 10" (1.95m x 2.69m)





Annex Living Area/Office Space

13' 0" x 17' 0" (3.97m x 5.17m)

Annex Shower Room

3' 5" x 8' 8" (1.04m x 2.64m)

Annexe Kitchen

8' 10" x 6' 10" (2.70m x 2.09m)

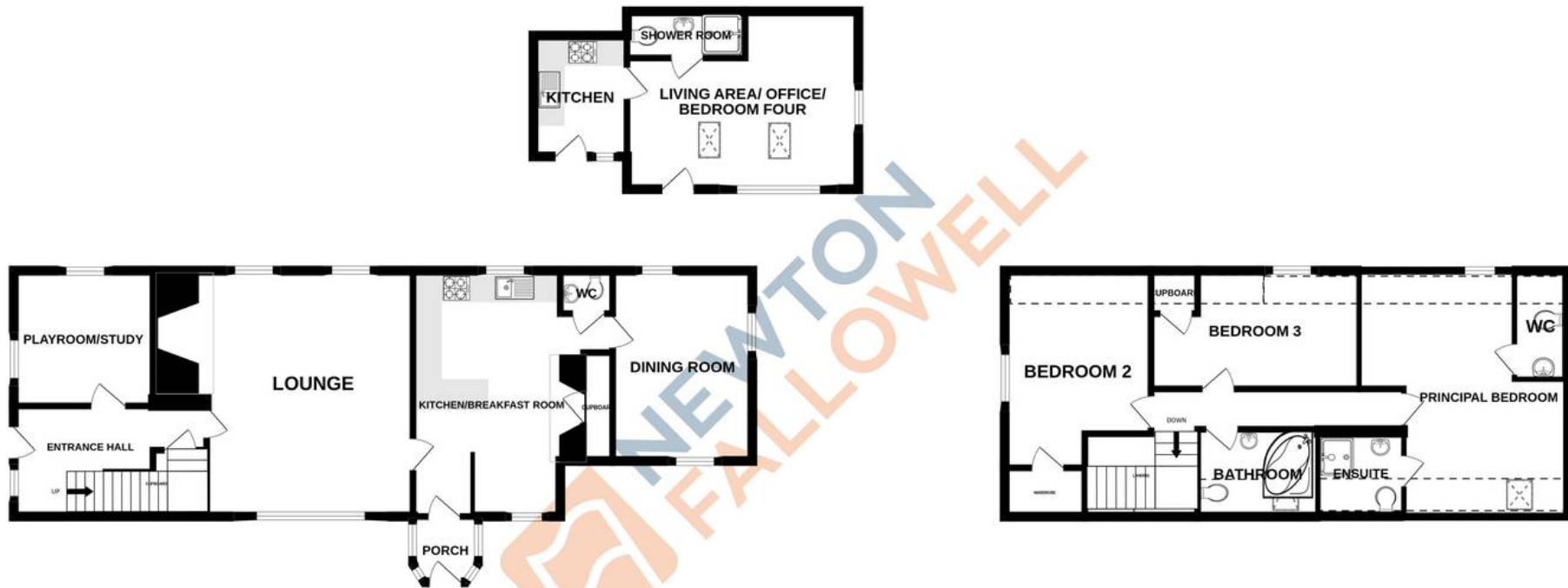
Off street

2 Parking Spaces



GROUND FLOOR
1160 sq.ft. (107.8 sq.m.) approx.

1ST FLOOR
738 sq.ft. (68.6 sq.m.) approx.



HIGH STREET CASTLE BTYTHAM NG334RZ

TOTAL FLOOR AREA : 1898 sq.ft. (176.4 sq.m.) approx.

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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Newton Fallowell - Bourne

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