



57 Main Street, Greetham - LE15 7NJ

Offers Over £475,000

EASTAWAY

Unique property. Stone cottage with restored chapel annexe, off-road parking and a private garden with summerhouse. Beautifully presented and ready to enjoy.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautiful stone built Victorian cottage full of character, charm and carefully considered detail throughout
- Stunning restored chapel annexe dating back to the 1880s with vaulted ceilings, stained glass and flexible living space
- A really flexible setup depending on what you need, space for family, guests, a home office or even extra income
- Separate private garden with established planting and summerhouse creating a peaceful hideaway
- Immaculately presented throughout with every space thoughtfully designed and ready to enjoy from day one
- Sought after village location in Greetham with strong community feel and easy access to Oakham, Stamford and the A1
- Convenient off road parking located behind the chapel





What the owner told us...

“It has been a real honour to own what we feel is a little piece of history. The cottage is so cosy and full of character, and the chapel is just something completely unique. Restoring it and bringing it back to life has been incredibly special. We’ve loved the community here too; it’s welcoming, friendly, and full of little moments that make living here feel easy.”

Our Thoughts...

This is one of those homes that reveals more of itself the longer you spend here. At first, it’s the character that draws you in. The stone, the history and the feeling that this is somewhere with a real story behind it. But very quickly you start to notice the detail, the care that has gone into every space, and how naturally everything seems to work together.

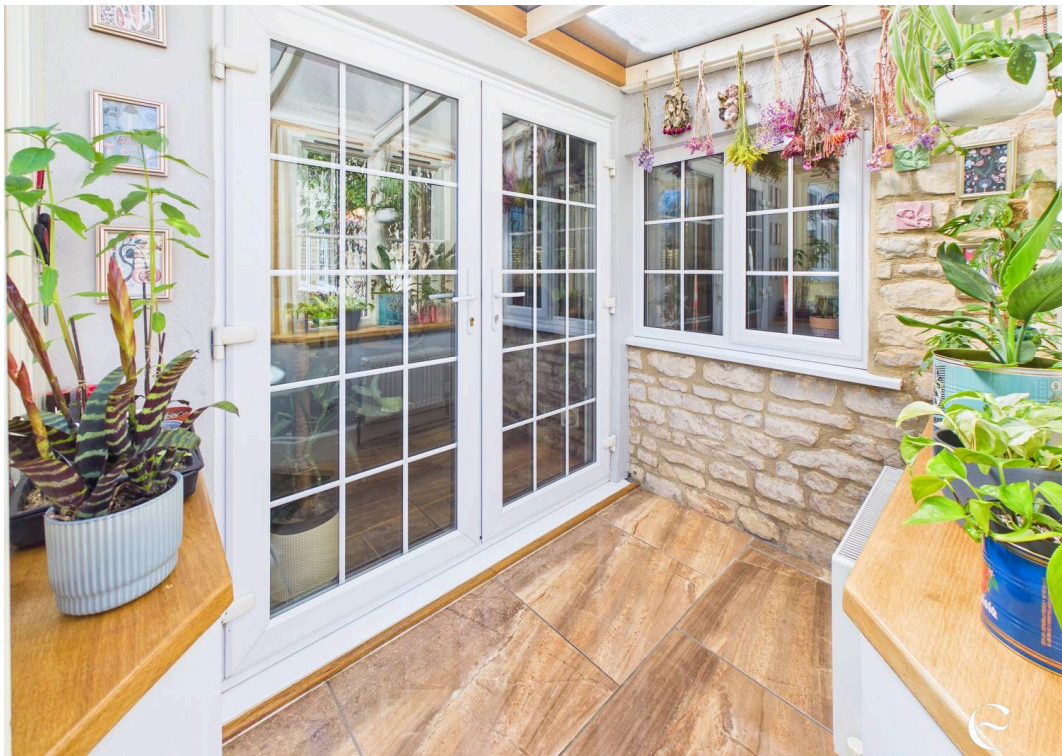
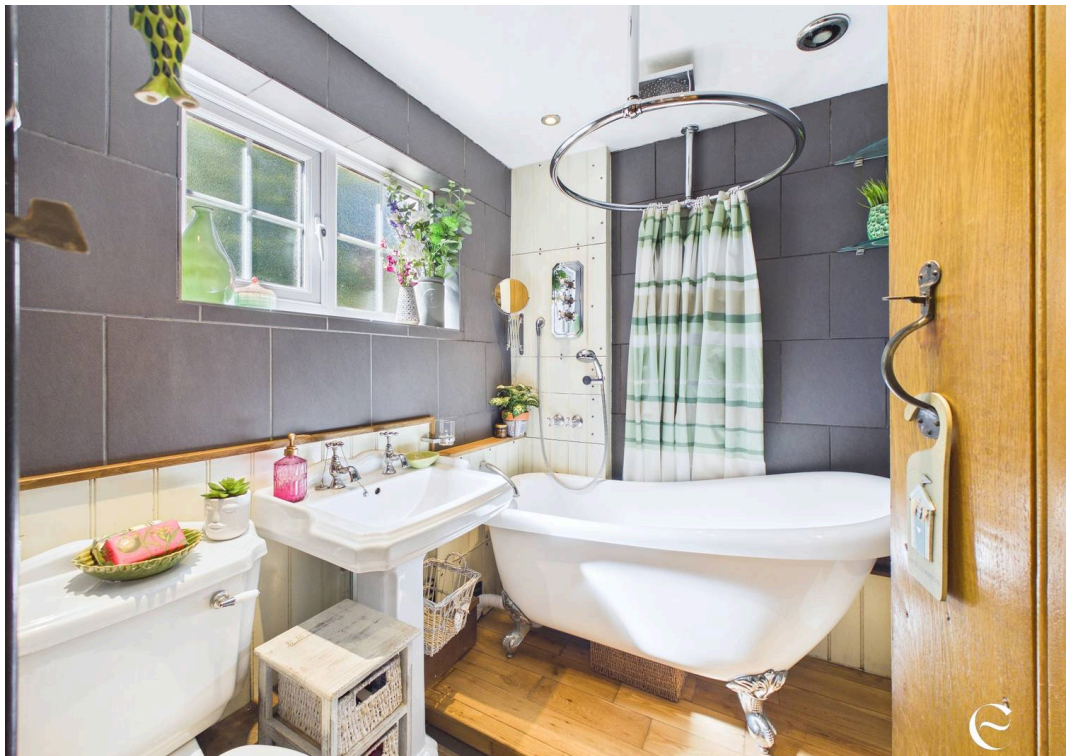
The cottage itself feels warm, settled and incredibly easy to live in. Full of charm without ever feeling restrictive, it has that cosy atmosphere buyers hope to find in a home like this. Then you step into the chapel, and that’s where the property really starts to stand apart. Originally dating back to the 1880s, it has been thoughtfully restored into a space that still respects its history while offering genuine flexibility for modern life.

The open living space within the chapel feels bright, calm and adaptable, whether that’s for guests, older children wanting independence, working from home, creative space or even potential income opportunities subject to permissions. Upstairs, the vaulted bedroom continues that same feeling, open and full of character with exposed beams adding warmth and personality throughout.

The additional garden adds another dimension entirely. Set separately from both the cottage and chapel, it feels private, peaceful and designed to be properly enjoyed, with different spaces to sit, relax and slow down. Combined with the summerhouse, the flexibility of the chapel and the strong sense of community within Greetham itself, this is a home that offers something genuinely different, not for the sake of being unusual, but because it gives you more ways to live.















Cottage Hallway

3' 5" x 2' 11" (1.05m x 0.90m)

Cottage Living Room

11' 2" x 13' 1" (3.41m x 4.00m)

Cottage Kitchen

12' 9" x 9' 4" (3.89m x 2.84m)

Cottage Breakfast Room

7' 5" x 9' 1" (2.26m x 2.76m)

Cottage Utility Room

3' 6" x 8' 10" (1.07m x 2.69m)

Cottage Dining Room

11' 5" x 12' 7" (3.47m x 3.83m)

Cottage Sunroom

6' 4" x 4' 2" (1.93m x 1.27m)

Cottage Hallway

3' 5" x 4' 9" (1.04m x 1.45m)

Cottage Bathroom

6' 6" x 5' 6" (1.99m x 1.67m)

Cottage Landing

3' 2" x 2' 10" (0.96m x 0.87m)

Cottage Principal Bedroom

12' 8" x 14' 11" (3.86m x 4.54m)

Cottage Bedroom 2

12' 6" x 9' 3" (3.82m x 2.82m)

Chapel Kitchen / Living Area

24' 2" x 8' 11" (7.37m x 2.71m)

Chapel Living Area

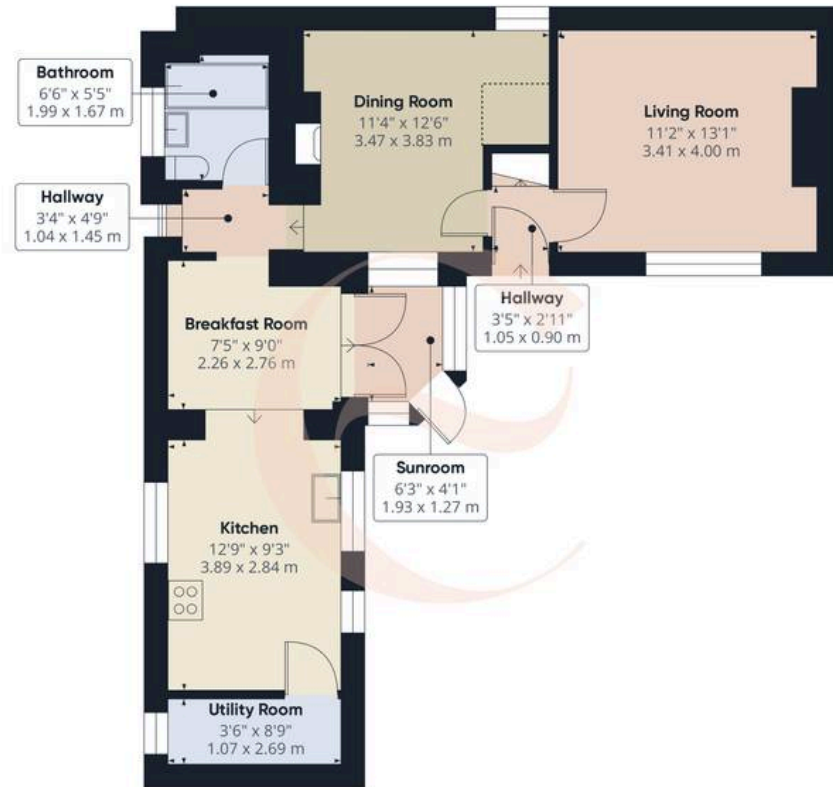
24' 2" x 8' 9" (7.36m x 2.66m)

Chapel Bathroom

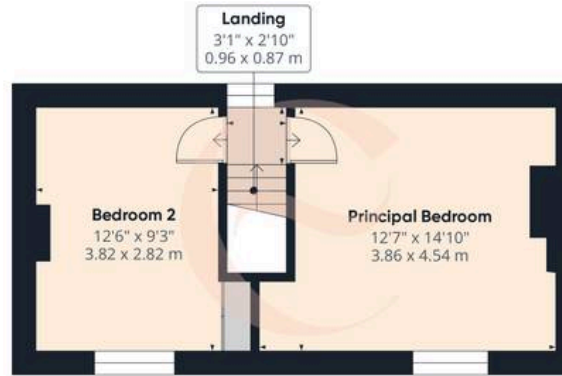
7' 8" x 8' 7" (2.34m x 2.62m)

Chapel Bedroom





Ground Floor Chapel Cottage



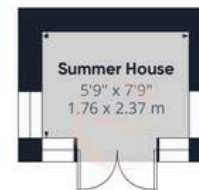
First Floor Chapel Cottage



Ground Floor Chapel



First Floor Chapel



Ground Floor Summerhouse

Approximate total area⁽¹⁾

1754 ft²
162.9 m²

Reduced headroom

84 ft²
7.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
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