



# SYCAMORE HOUSE

AISBY, GRANTHAM



KING WEST





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St Mary's Street, Stamford Lincolnshire, PE9 2DE

Tel: 01780 484520

Email: [stamford@kingwest.co.uk](mailto:stamford@kingwest.co.uk)

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*A characterful four-bedroom period property with a one-bed annexe, gated driveway, landscaped gardens and two paddocks set within approx. three acres with beautiful countryside views, located on the cusp of the charming village of Aisby.*

## Sycamore House

Aisby, Grantham, NG32 3NF

Grantham (7.5 miles) Sleaford (8 miles) Bourne (16.5 miles) Stamford (26.5 miles) Oakham (26 miles).  
(All distances and times are approximate)

- Unlisted, 18th century period property built of stone under a slate roof
- Sympathetically converted to create flexible living accommodation
- Characterful kitchen, dining room and sitting room
- Study, utility, ground floor WC and external boot room
- Principal ensuite bedroom, two double bedrooms, family bathroom
- Secondary stairs to double ensuite bedroom with built in storage
- Converted stables into self-contained one-bed annexe, and home office
- Gated driveway, landscaped gardens and two paddocks set within approx. three acres
- Located in the beautiful village of Aisby, surrounded by countryside views

# *Sycamore House is a beautifully converted, 18th century period property offering an abundance of character and flexible living accommodation across two floors.*

## Situation

Aisby is a charming village set amongst delightful rolling countryside providing many country walking, cycling and riding opportunities on quiet country lanes and bridlepaths.

The village has a strong community ethos, the hub of which is Heydour Parish Village Hall ideal for community events, such as the annual fete, musical performances, concerts, parties, private events and fitness classes.

Nearby public houses include the Crown and Anchor at Welby and the Green Man in Ropsley. Also to be found in Ropsley is its historic church and very popular village school.

Aisby is fifteen minutes from Grantham with its wide range of shops and supermarkets as well as the mainline station serving all parts of the country including high speed rail to London in just over an hour. The nearby A1 also provides fast travel routes. Stamford is located to the south whilst Lincoln, Nottingham and Peterborough are all easily accessible.

Recreational, Arts and sporting opportunities abound in the area as well as historic houses such as Belton House, Belvoir and Grimsthorpe castles. Two Golf courses can be found just outside Grantham and also at nearby Stoke Rochford whilst Rutland Water provides sailing and other water-based activities.

There is an excellent range of Secondary and Independent Schools in the area including Grammar and Comprehensive schools in Grantham, Sleaford and Bourne and renowned Public schools in Stamford, Oakham and Uppingham. Also within commutable distance is the well-regarded Witham Hall Preparatory School.

## Description

Sycamore House is a beautifully converted, 18th century period property offering an abundance of character and flexible living accommodation across two floors. Unlisted, this home also benefits from a self-contained one-bedroom annexe and a separate at home office, all set within approximately three acres of landscaped gardens and paddocks.

Passing a practical, external boot room, upon entering the property, you are welcomed into a delightful, country-style breakfast-kitchen, complete with beams dating 1776. An exposed brick fireplace houses both a traditional Rayburn cooker and the original bread oven, creating an attractive focal point. With ample space for a breakfast table, the kitchen provides a charming setting for family meals.

Beyond the kitchen lies a utility room with plumbing for a washing machine and dryer and access to the rear garden. Moving by the convenient ground floor WC, further along the hall is a beautifully appointed room, currently used as a study. South-west facing, and dual aspect, this peaceful space is flooded with natural light. Featuring wooden floors, there is also a working, open fireplace, flanked by built-in shelving.

Adjacent to the kitchen, and also part of the updated farmhouse, is the elegant dining room. French doors open onto the front garden whilst an ornate, wooden, arched doorway opens into the sitting room, once the barn to the farmyard. Triple aspect, with deep set windowsills and exposed beams, the room also boasts a stone fireplace complete with a log burner.

A secondary staircase rises to a spacious double bedroom with feature beams, built-in storage and ensuite shower room, offering a versatile space ideal for guests.

Ascending the main staircase, to the first-floor landing, the principal bedroom enjoys the benefit of built-in wardrobes and ensuite shower room. Two further double bedrooms are served by a well-appointed family bathroom.

Complementing the house, the former stables have been thoughtfully converted to create a self-contained one-bedroom annexe, providing excellent accommodation for extended family or guests. From the games room, a small staircase leads to the kitchen and shower room, with access through to a spacious double bedroom. A separate office, once the feed room, completes the converted stable block.

## Outside

A gated driveway leads into a gravel courtyard with ample off-road parking. Beyond the courtyard lies landscaped gardens with mature flower beds displaying an array of seasonal planting.

To the east of the converted stable block, a five-bar gate provides access to a generous stretch of lawn. Passing a grove of silver birch trees, the lawn rises to the northern boundary where a pedestrian gate leads to the smaller of the two paddocks. Adjacent to a large storage shed is an additional five-bar gate into the paddock land, of which the furthest, and largest, paddock has a pond.

Accessed via a pedestrian gate from Green Lane, the south-west, walled front garden enjoys sunshine throughout the majority of the day. There is a beautiful magnolia tree alongside borders comprising of a quintessentially English country garden planting scheme.

**In total Sycamore House sits in approximately three acres.**







# General Remarks

## Council Tax

Band G

## Directions

From Grantham, take the A52 East. At the roundabout take the first left and continue along the A52. After approx. 6km turn left onto Ropsley Road, then take a right turn onto Mill Lane travelling through the village of Oasby. Turn right into the village of Aisby and follow Green Lane through the village. Sycamore House is the last property on the left-hand side.

## Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings and garden ornaments, are specifically excluded but may be available by separate negotiation.

## Statutory Authority

South Kesteven District Council: 01476 406080

## Plans Areas and Schedules

The plans and associated acreages have been prepared for illustrative purposes and their accuracy cannot be guaranteed.

## Services

Mains water and electricity are connected. Oil central heating. Private drainage. None of the services have been tested by the agents.

## Tenure

Freehold

## Viewing

The property may only be inspected by prior arrangement through King West

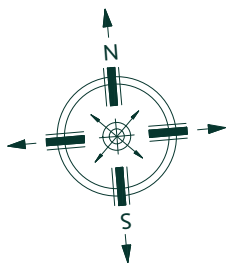
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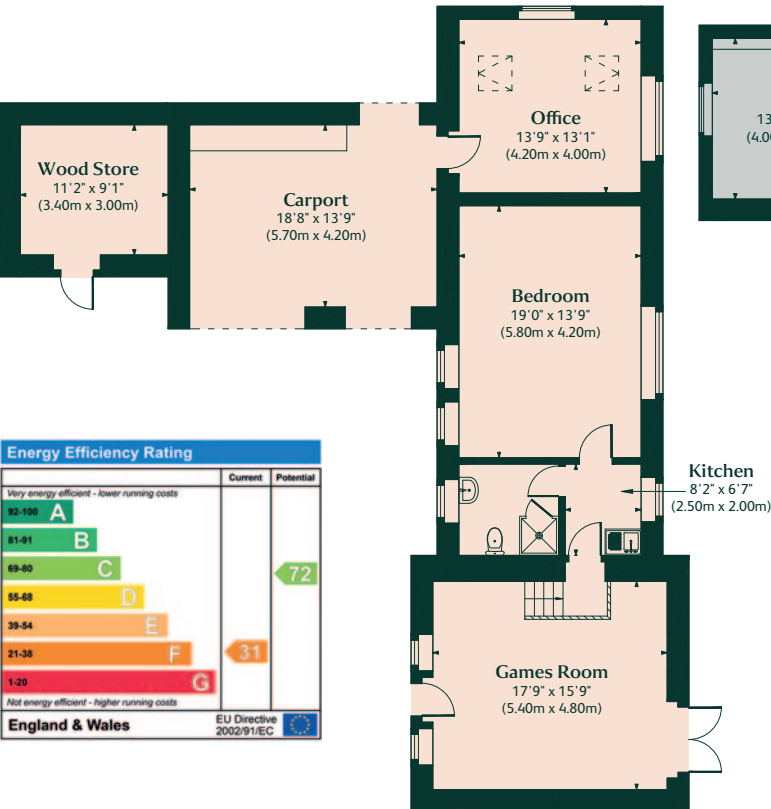


# Floorplans

**Approximate Gross Internal Area**  
**Main House = 264 sq.m/ 2846 sq.ft**  
**Annexe/ Games Room/Office = 84 sq.m / 908 sq.ft**  
**Outbuilding/Carport = 34 sq.m / 363 sq. ft**  
**Total = 382 sq.m/4117 sq.ft**



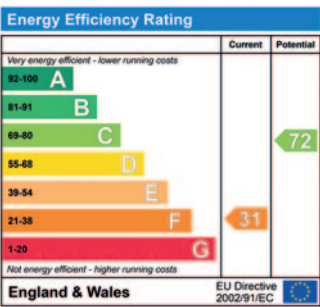
First Floor



Outbuilding/Carport



Ground Floor



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