



ACORN HOUSE

WITHAM ON THE HILL, BOURNE, LINCOLNSHIRE



KING WEST





KING WEST

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

Tel: 01780 484520

Email: stamford@kingwest.co.uk

Land & Estate Agents • Commercial • Town Planning & Development Consultants

Offices: Market Harborough • Stamford



These particulars are intended as a guide and must not be relied upon as statements of facts

A striking, five-bedroom, barn-style home built in 2015, offering characterful features and spacious, flexible living accommodation with gated driveway, double garage and wrap around gardens, framing stunning countryside views, located on the outskirts of the sought-after village of Witham on the Hill.

Acorn House

Witham on the Hill, Bourne, Lincolnshire, PE10 0JN

Bourne (5.7 miles), Stamford (8.8 miles), Oakham (14.6 miles), Peterborough (18.3 miles) (Trains to Kings Cross in 50 minutes), Uppingham (20 miles), Grantham (19 miles), Melton Mowbray, (19.5 miles) Oundle (26.1 miles).
(All distances and times are approximate)

- Detached, stone-built, barn-style property built in 2015
- Open plan kitchen-dining- living room with inglenook fireplace
- Sitting room with access to grounds and oak-framed garden room
- Ground floor bedroom suite with lounge area and ensuite shower room
- Utility, office, gym, entrance hall and two ground floor WCs
- Principal bedroom with dressing room and ensuite
- Ensuite guest bedroom, a further two double bedrooms, and family bathroom
- Landscaped, wrap-around grounds framing beautiful country views
- Gated driveway with double garage and staircase to room above
- Solar panels and electric car charging point

Acorn House enjoys breathtaking views, located on the outskirts of Witham on the Hill, a picturesque village nestled in the rolling countryside of Lincolnshire

Situation

Acorn House enjoys breathtaking views, located on the outskirts of Witham on the Hill, a picturesque village nestled in the rolling countryside of Lincolnshire, offering a serene and idyllic setting for those seeking a peaceful, rural lifestyle. Characterised by its traditional stone cottages and scenic surroundings, the village exudes timeless English charm. The village boasts a beautiful church, an award winning public house, The Six Bells, and a highly regarded preparatory school, Witham Hall.

The area is known for its strong sense of community, scenic walking trails, and close proximity to local state and private schools, such as Stamford, Oakham, Uppingham and Oundle, making it an appealing choice for families and retirees alike.

Located just a short drive from the market towns of Stamford and Bourne, it provides residents with the perfect balance of quiet village life and access to essential amenities. Peterborough to the south and Grantham to the north provide more extensive commercial, leisure and shopping facilities with fast and frequent train services to London Kings Cross.

Description

Nestled amongst an intimate site on the converted West Farm's yard on the cusp of Witham on the Hill, Acorn House, despite its authentic appearance as a barn conversion, is a modern property designed in a sympathetic style to complement the surrounding period properties to include exposed stone walls, beamwork and arrow slit window detail.

Completed in 2016 to a beautiful standard, the current owners have further improved the property, creating flexible living accommodation across two floors. There is underfloor heating throughout the groundfloor and a ceiling speaker system to the groundfloor and Principal bedroom. Triple-glazed windows to the west façade of the property make the modern build further weather-resistant and even more quiet and tranquil inside.

The south of the property comprises a stunning kitchen-dining-living room with vaulted ceilings and exposed beamwork. Flooded with natural light, there is a set of French doors onto the west-facing garden, and a key feature is the inglenook fireplace, complete with logburner. The bespoke kitchen boasts an impressive, marble-topped island with bar seating, creating an ideal entertaining atmosphere. The view from the Belfast sink, with Quooker tap, overlooks the kitchen-garden and countryside views beyond.

A utility room provides plumbing for a washing machine and tumble dryer as well as further cabinetry. A WC is cleverly incorporated beneath the stairs that rise to a dual aspect office space enjoying beautiful views.

To the north of Acorn House is a generous entrance hall with office nook and additional groundfloor WC. The formal sitting room has a built-in entertainment unit and floor to ceiling glazing overlooking the box knot-garden.

Flowing through from the sitting room is the delightful, oak-framed garden room with vaulted ceiling and access to the grounds, currently used as a music room, the space also enjoys wonderful acoustics.

Extend in 2023, the current owners created a groundfloor suite. With dual aspect, double bedroom complete with seating area, logburner and doors onto the garden, the suite also features an ensuite shower room. Completing the groundfloor accommodation is an additional reception room currently laid out as a gym, with mirror wall and door onto the east grounds, overlooking the mirror pond.

Stairs lead to a spacious, gallery landing with reading snug. The dual aspect Principal suite has breathtaking views over the countryside, a dressing room and a beautiful ensuite shower room with bespoke, green-marble vanity and dual sinks.

The spacious guest suite also enjoys the countryside vistas as well as having a walk-in wardrobe and ensuite shower room. A further two double bedrooms, one with built-in wardrobes, the other dual-aspect, have access to the family bathroom with both bath and separate shower.

Outside

A gravel drive leads up to double, electric gates which open onto a further gravel drive with a detached, stone-built, double garage with car charger, and staircase rising to a room above ideal as an office or studio. The property also benefits from solar panels on the roof of the south elevation.

Encompassed by a beautiful, private, wrap-around garden, Acorn House boasts breathtaking countryside views, enhanced by thoughtfully landscaped laurel hedging designed to frame the sunset. The main dining terrace, to the west, is ideal for entertaining, though there are other seating areas throughout the grounds to enjoy.

Further features of note comprise a modest kitchen garden complete with raised sleeper beds, an intimate box knot garden and a beautiful mirror pond creating a delightful, tranquil atmosphere and sense of calm. The house itself, located in the centre of the plot, is softened by an array of mature plants and yew hedging.







General Remarks

Council Tax

Band G

Directions

Take the A6121 North out of Stamford towards Ryhall. After the traffic lights on the outskirts of Ryhall, take the left onto the B1176 and continue North to Careby. Go over the railway bridge and bare left onto Station Road. On entering Little Bytham, turn right towards Witham on the Hill. Travel approximately 1.4 miles and turn left onto a private road. Access to Acorn House is on the right-hand side through double electric gates.

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.

Planning Permission

A full planning application was made to South Kesteven District Council to extend and add a third garage and reconfigure the staircase to the room above the garage under planning reference S22/0273.

Services

Mains water and electricity are connected. Oil central heating. Drainage is a Klargester foul system shared with the two adjacent properties. None of the services have been tested by the agents.

Rights of Way, Easements, Way Leaves, Covenants

The property will be sold subject to the benefit of all existing rights, both public and private including rights of way, supply of drainage, water abstraction, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves, whether referred to or not.

It may be necessary for rights and reservations to be made to provide services, access and maintenance to the properties if the property is not sold as a whole.

Statutory Authority

South Kesteven District Council: 01476 406080

Tenure

Freehold

Viewing

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

What Three Words

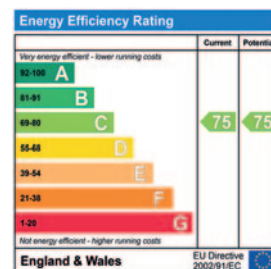
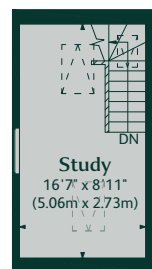
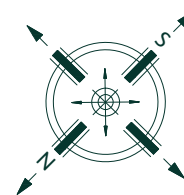
Remake.pinches.fortified



Floorplans

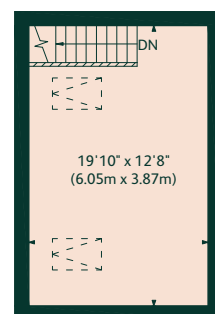
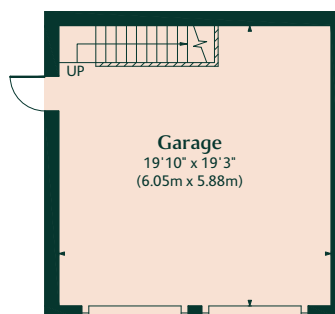
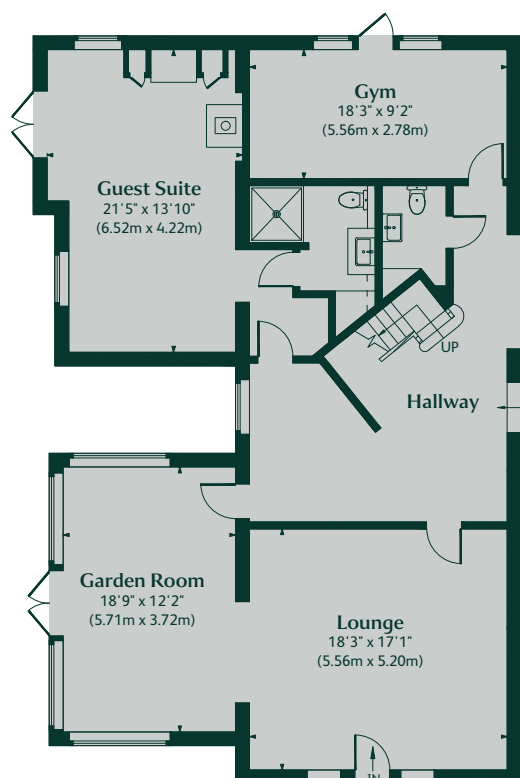


Approximate Gross Internal Area
Main House = 379 sq.m/4081 sq.ft
Garage = 59 sq.m/635 sq.ft
Total = 438 sq.m/4716 sq.ft



First Floor

First Floor



Garage
Ground Floor

Garage
First Floor

Ground Floor

Important Notice

King West, their joint Agents (if any) and clients give notice that:

- These property particulars should not be regarded as an offer, or contract or part of one. You should not rely on any statements by King West in the particulars, or by word of mouth or in writing as being factually accurate about the property, nor its condition or its value. We have no authority to make any representations or warranties in relation to the property either here or elsewhere and accordingly any information given is entirely without responsibility.
- The photographs, videos and/or virtual tours illustrate parts of the property as were apparent at the time they were taken. Any areas, measurements or distances are approximate only.
- Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.
- All dimensions, descriptions, areas, reference to condition and permission for use and occupation and their details are given in good faith and are believed to be correct, but intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each item.
- King West have not tested any services, equipment or facilities, the buyer or lessee must satisfy themselves by inspection or otherwise.
- MONEY LAUNDERING REGULATIONS:** The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017: Intending purchasers will be asked to produce satisfactory proof of their identification, address and source of funds at the point any sale is agreed. KingWest uses "Coadjute / coadjute.com" as our regulatory consultants and prospective Buyers will be required to provide requisite information to them via secure link in order to complete the biometric checks electronically at a cost of £45 + VAT per person, non-refundable. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.
- These particulars should not be reproduced without prior consent of King West. April 2026.







KING WEST

01780 484520
www.kingwest.co.uk