



THE GRANARY

GREAT CASTERTON, STAMFORD



KING WEST





KING WEST

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A beautifully modernised five-bedroom former granary, nestled in the charming village of Great Casterton, complete with a self-contained one-bedroom annexe, electric gated driveway and garden extending to approx. one acre, all framed by far-reaching countryside views.

The Granary

Ryhall Road, Great Casterton, Stamford, PE9 4AR

Stamford (2.5 miles), Oakham (10 miles), Uppingham (12 miles), Peterborough (16 miles) (London Kings Cross in 50 minutes), Oundle (17.5 miles) (All distances and times are approximate)

- A stunning unlisted granary conversion offering an exceptional family home
- Spacious entrance hall with convenient ground floor WC
- Modern, open-plan kitchen-dining room with adjoining utility
- Light-filled sitting room with inglenook fireplace and separate snug
- Principal bedroom with fitted wardrobes and ensuite shower room
- Four further double bedrooms with built in storage, served by a family bathroom
- Former stables converted into a self-contained one-bedroom annexe
- Electric gated driveway with garage, EV charging point, and ample parking
- Set within approximately one acre of gardens with countryside views
- Enviably located in the sought after village of Great Casterton

The Granary is an exceptional family home, beautifully converted and thoughtfully refurbished to offer versatile accommodation.

Situation

Situated in the desirable village of Great Casterton, The Granary offers the charm of rural living with the convenience of excellent local amenities and easy access to popular towns. The village is home to a well-regarded primary school and falls within the catchment area for highly acclaimed state and private schools nearby, including Casterton College, Stamford School, Oakham School and Uppingham School, making it ideal for families.

Great Casterton provides a strong sense of community, just a short stroll from the property, The Crown Inn, a traditional country pub, offers a cosy setting to enjoy classic British dishes, local ales, and a warm village atmosphere. The nearby market towns of Stamford and Oakham are also just a brief drive away, providing a wide array of shopping, dining, and cultural options. Recreational facilities in the area are many and varied with Rutland Water, just 5 miles away, providing sailing, windsurfing, fishing, scenic walks and cycle rides.

Great Casterton is conveniently located near key transport links, with Stamford train station providing direct services to Peterborough (London Kings Cross in 50 minutes) and other major cities, while the A1(M) motorway is easily accessible, facilitating straightforward road travel to London and beyond.

Description

The Granary is an exceptional family home, beautifully converted and thoughtfully refurbished to offer versatile accommodation arranged over three floors, complemented by a self-contained one-bedroom annexe.

Upon entering, a welcoming tiled entrance hall sets the tone for the interiors beyond. To the right, the impressive kitchen and dining room has been carefully designed to combine style with practicality, with the dining area forming a social space that flows effortlessly into the Kitchen. Beautifully appointed, the kitchen features a Belfast sink with Quooker tap, range cooker, wine fridge, and a central island providing generous preparation space. Beyond, the utility is equally well equipped with extensive cabinetry, sink, and plumbing for a washing machine, while a stable-style door provides convenient access to the front.

To the left of the entrance hall, the dual-aspect sitting room is a bright and inviting space, filled with natural light. With exposed beams and wooden flooring underfoot, the room is both warm and characterful, centred around a striking log burner set within an impressive inglenook fireplace, framed by a timber lintel. Two sets of French doors, one opening onto the dining terrace and the other to the front, allow for effortless indoor-outdoor living.

Leading off the sitting room, the snug provides a more intimate retreat. Dual-aspect windows frame attractive views across the garden and countryside beyond, while a feature olive tree sits within a glass-enclosed atrium, with door access, offering a subtle reference to the nearby Roman Fort remains and adding a unique architectural touch.

Ascending the main staircase, to the first-floor landing, the elegant principal bedroom enjoys far-reaching views over rolling Rutland countryside. The room benefits from fitted wardrobes providing ample storage, along with a well-appointed ensuite featuring a walk-in shower and vanity unit.

Moving past a convenient storage cupboard, further along the landing are two additional double bedrooms, both well-proportioned and offering generous storage, with deep-set windowsills and warm wooden flooring. The bedrooms are served by a well-appointed family bathroom, fitted with a bath and shower over.

A secondary staircase leads to a spacious upper landing, complete with a study nook overlooking the garden and a further storage cupboard. From here, two double bedrooms provide flexible accommodation, each enjoying fitted storage and a sense of privacy.

Complementing the house, the former stables have been thoughtfully converted to create a self-contained one-bedroom annexe, offering superb flexibility for extended family living or guest accommodation. The annexe is arranged around an open-plan living space, with bifold doors opening directing onto the dining terrace and garden beyond, as well as two additional sets of French doors to the side. The kitchen is fully fitted, with an integrated fridge freezer and plumbing for both a dishwasher and washing machine. To the rear, a wet room with rainfall shower and freestanding bath completes the accommodation.

Outside

Electric gates open onto a generous gravel driveway, providing ample off-road parking and a welcoming arrival to both the house and annexe. A garage offers additional storage and practicality, complemented by an EV charging point.

To the front, the garden is predominantly laid to lawn, creating an attractive setting for the property and enhancing the overall sense of space. To the side, a well-positioned dining terrace is accessed directly from the sitting room via French doors. With the addition of outdoor heaters, this area provides an ideal spot for both relaxing and entertaining, making the most of the privacy and seclusion the garden affords. The garden also benefits from a charming summer house, offering a versatile space ideal for use as a home office or peaceful retreat.







General Remarks

Additional Land For Sale

Specifically excluded from these sale particulars but available by separate negotiation is paddock land extending to approximately 3 acres. It is intended that first refusal on the purchase of this land be given to any prospective purchaser of The Granary. Please contact the Agents for more details.

Council Tax

Band E

Directions

Leaving Stamford, proceed along the B1081 for approximately 2 miles, continuing into the village of Great Casterton. Pass The Crown Inn and continue briefly before turning right onto Ryhall Road. The Granary is situated approx.100 meters along on the right-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.

Services

Mains water, electricity and drainage are connected. Oil central heating. 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

Rutland County Council

Tenure

Freehold

Viewing

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

What Three Words

Rockets.blankets.inhabited

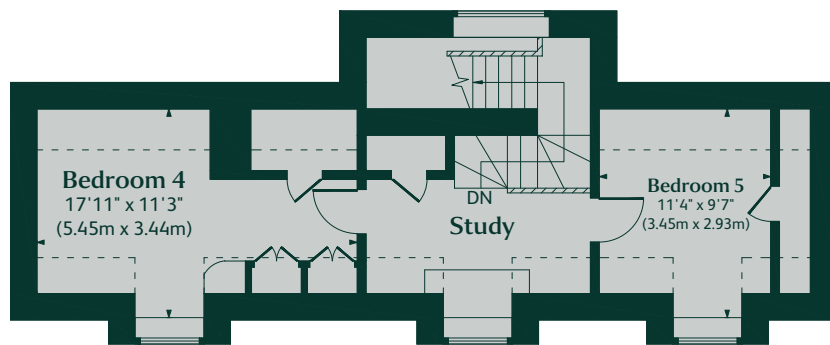
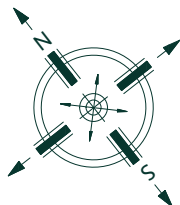
Floorplans

Approximate Gross Internal Area

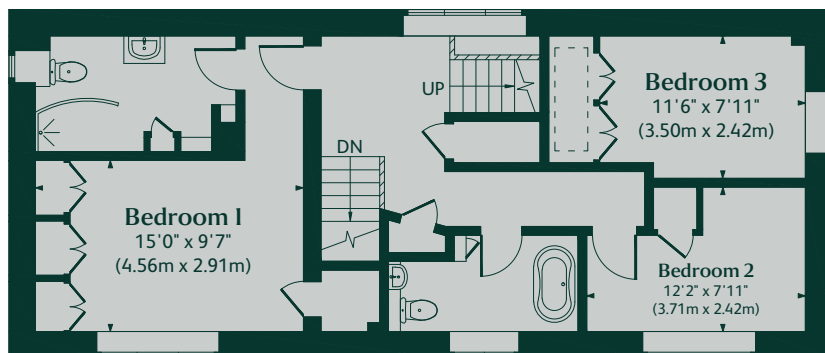
Main House = 225 sq.m/2418 sq.ft

Garage = 59 sq.m/634 sq.ft

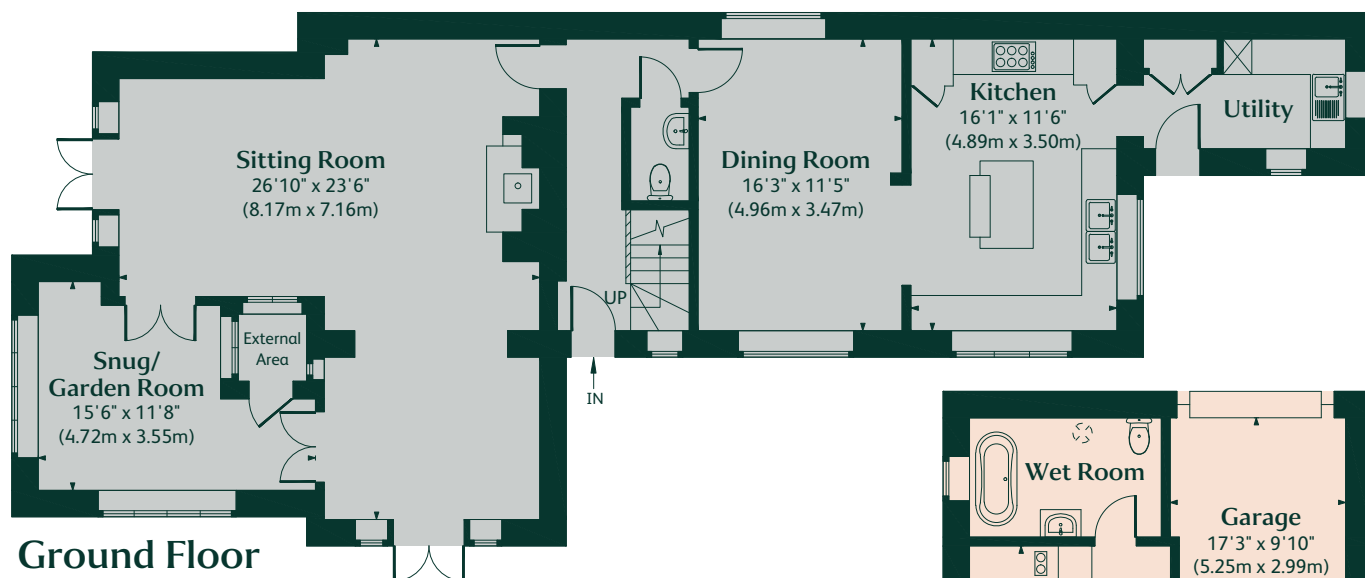
Total = 284 sq.m/3052 sq.ft



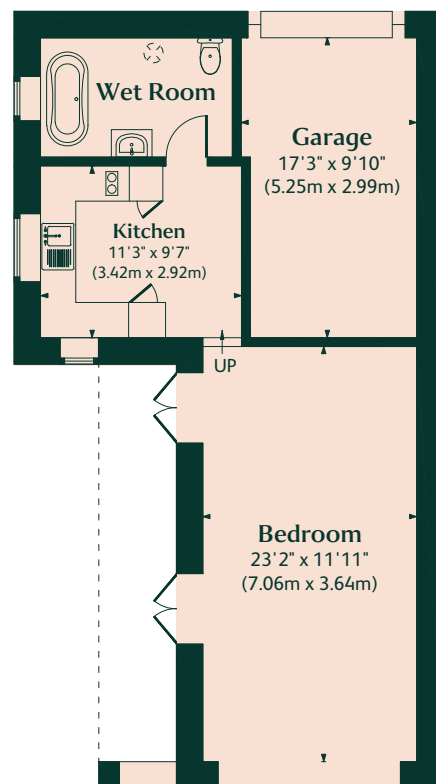
Second Floor



First Floor



Ground Floor

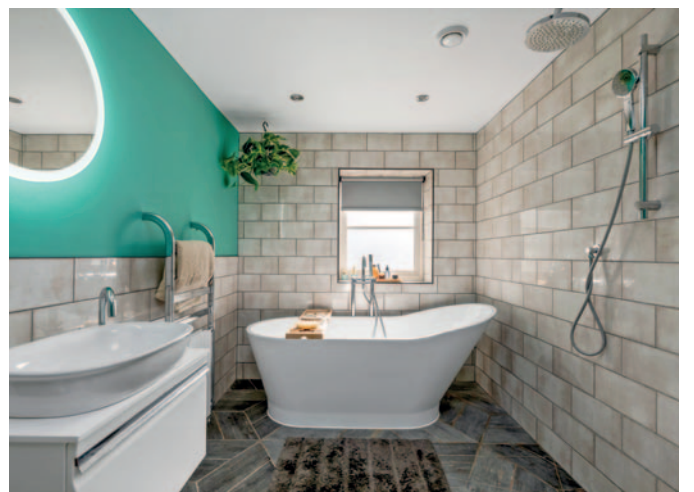


Annexe/Garage

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