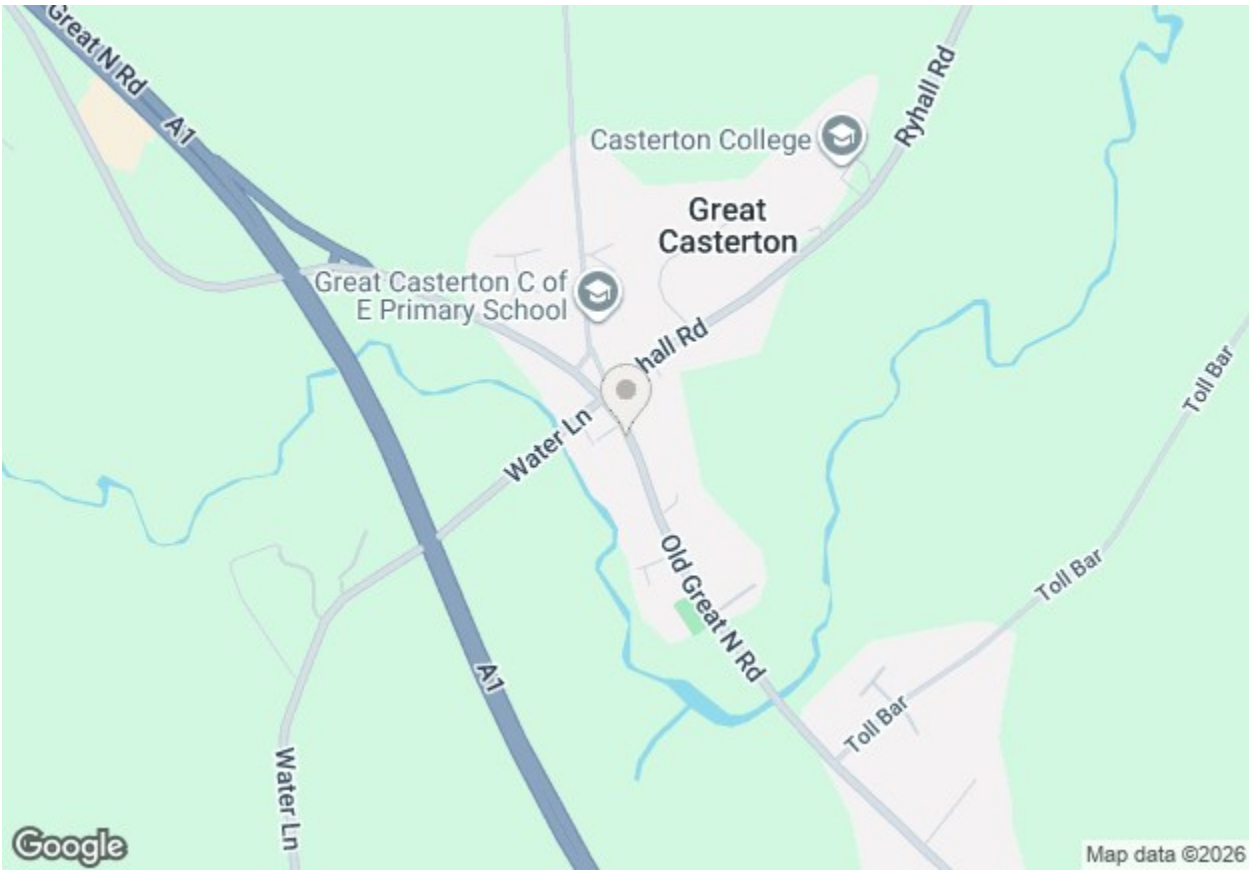




22 Main Street, Great Casterton, Stamford, PE9 4AP

Grade II Listed Four-Bedroom Stone Cottage – Triple Garage, Beautiful Interiors & No Chain

Full of period character and finished with style, this charming Grade II Listed stone cottage is located in the desirable village of Great Casterton, offering easy access to Stamford, the A1, and local amenities including a public house, schooling, and a garden centre.

The property combines traditional craftsmanship with comfortable modern living, featuring exposed beams, stone walls, and shuttered windows throughout. The elegant sitting room enjoys a feature fireplace, creating a warm and inviting focal point, while multiple reception rooms offer flexibility for family life, entertaining, or working from home.

At the heart of the home lies a beautiful breakfast kitchen, perfectly designed for both everyday use and social gatherings. The first floor hosts a main bedroom with en-suite shower room and three further bedrooms, served by a family bathroom.

To the side of the property is a gated driveway leading to a triple garage, providing ample parking and storage. To the rear, a low-maintenance garden offers a private seating area, ideal for outdoor dining and relaxation.

Offered to the market with no onward chain, this is a rare opportunity to acquire a character Grade II Listed home of great charm and presence in one of Rutland’s most sought-after village settings.

Guide Price £520,000 Freehold

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



- Charming stone cottage
  - Four reception rooms
  - En-suite & family bathroom
  - Gas fired central heating
  - South west facing low maintenance garden with private seating area
- Grade II Listed
  - Four bedrooms
  - Exposed stone walls and beams
  - Driveway & triple garage
  - NO CHAIN, Council Tax Band - D



ACCOMMODATION:

- Entrance Hall**  
4.78m max, 3.02m min x 3.91m (15'8 max, 9'11 min x 12'10)

**Sitting Room**  
4.50m x 3.91m (14'9 x 12'10)

**Family Room**  
4.14m x 2.97m (13'7 x 9'9)

**Breakfast Kitchen**  
4.42m x 3.91m (14'6 x 12'10)

**Utility Room**  
1.70m x 1.63m (5'7 x 5'4)

**W/C**

**Dining Room**  
4.52m x 3.02m (14'10 x 9'11)

**Study**  
2.97m x 1.91m (9'9 x 6'3)

**Landing**
- Main Bedroom**  
4.47m max, 3.99m min x 4.01m (14'8 max, 13'1 min x 13'2)

**En-suite**  
2.08m max x 2.06m max (6'10 max x 6'9 max)

**Bedroom Two**  
3.51m x 3.12m (11'6 x 10'3)

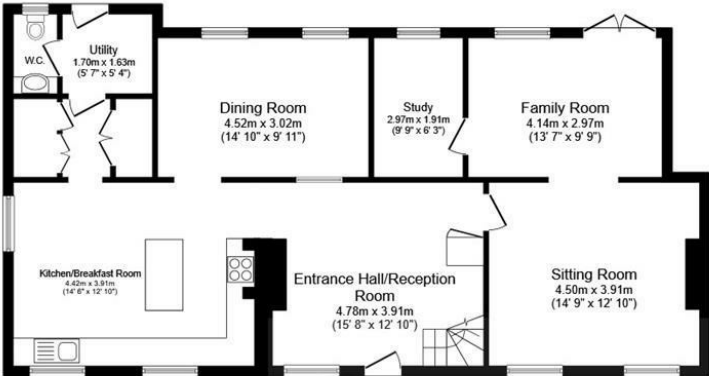
**Bedroom Three**  
3.51m x 2.67m (11'6 x 8'9)

**Bedroom Four**  
4.75m max, 4.27m ' min x 2.16m (15'7 max, 14 ' min x 7'1)

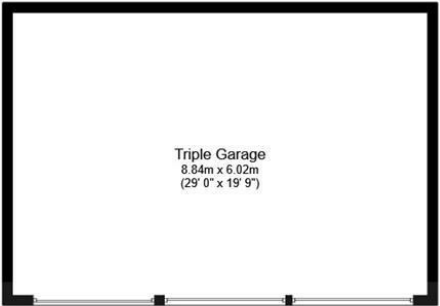
**Family Bathroom**  
3.07m x 1.73m (10'1 x 5'8)

**Triple Garage**  
8.84m x 6.02m (29' x 19'9)

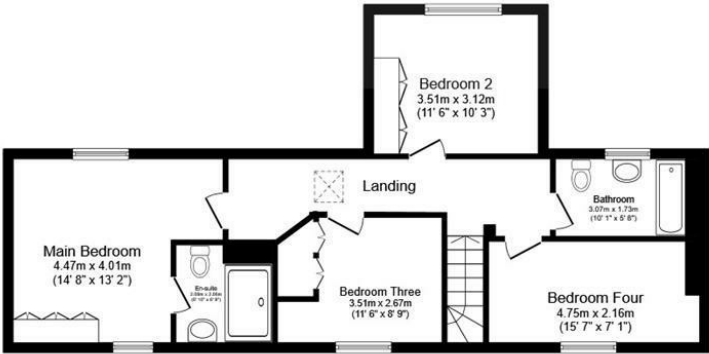
FLOOR PLAN:



Ground Floor



Garage



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)