



WOODBINE FARM
MAIN STREET, SEWSTERN

JAMES
SELICKS



“... EXTENSIVE ACCOMMODATION & SUPERB GROUNDS ...”

A beautifully presented five-bedroom character farmhouse with extensive accommodation and superb grounds offering over 3,300 sq. ft. of generous and versatile accommodation, set in the heart of the sought-after rural village of Sewstern. Originally a modest cottage, the property has been thoughtfully and significantly extended over time, resulting in a wonderful blend of period charm and modern family living.

Kitchen Diner • Five Reception Rooms • Utility Room & Downstairs
Cloakroom • Master Bedroom & Ensuite • Four Further Bedrooms • Two
Bathrooms • Off-Road Parking & Garaging • Workshop, Stables & Barns •
• Generous Gardens • Village Location

Ground Floor

The original cottage forms the handsome frontage of the home and retains a wealth of character, including exposed stonework, open fireplaces and original beams. This section of the house provides two inviting reception rooms, a spacious hallway and a useful utility room.

To the rear, the property opens into a large entrance hall with a downstairs WC, leading through to a superb open-plan kitchen and dining room complete with a walk-in pantry. Beyond this lies a relaxed sitting room and, further still, a striking vaulted reception room, currently used as a games room, offering wonderful flexibility for family life and entertaining.



First Floor

The first floor provides five generous bedrooms. The principal bedroom enjoys views over the garden and benefits from its own en-suite shower room. The remaining bedrooms are served by a family bathroom and a separate WC. Above one of the front bedrooms is an additional loft room, ideal as occasional accommodation, a study, or a hobby space.

Outside

The property sits within an excellent plot, approached via a large gravel driveway leading to a detached double garage with staircase access to a useful storage area above, offering potential for further development (subject to any necessary consents).

The gardens are a standout feature—beautifully landscaped and predominantly laid to lawn, providing a peaceful and private setting. To the rear corner of the plot is a well-arranged farmyard-style cluster of outbuildings, including: A home-office/workspace, two stables and a secure tack room, a heated outdoor dog kennel and run and a substantial steel-framed barn ideal for equipment storage

The current owners rent approximately 3.4 acres of pasture land directly to the rear of the property. This land may be available for the next owners to rent, subject to separate negotiation with the landowners.

“... PERIOD CHARM BLENDED WITH
MODERN FAMILY LIVING ...”



Location

The village of Sewstern offers great amenities to include a local pub and village hall with an excellent choice of both primary schools and secondary schools nearby with a village bus service. The neighbouring towns of Grantham, Melton Mowbray and Stamford also offer excellent amenities and schooling, all within approximately 20 minutes. In addition, this village is situated within close proximity to the A1 and market town of Grantham with mainline trains to London Kings Cross.

Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating.

Rutland County Council – Tax Band G

Tenure

Freehold





Woodbine Farm, 43 Main Street, Sewstern, Grantham, NG33 5RF
 House Total Approx. Gross Internal Floor Area incl. Garage = 5339 ft² / 496 m²
 Measurements are approximate, not to scale, for illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



JAMES SELICKS

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT

01572 724 437

oakham@jamesselicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	46 E	
21-38	F		
1-20	G		

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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