



Hillside Farmhouse, Birkholme
Offers In Excess Of £600,000





This unique detached stone farmhouse with converted barns, sympathetically restored by the current owners, combines rustic charm with modern living. Nestled within a generous plot and surrounded by rolling countryside, the property enjoys breathtaking views and a true sense of tranquillity.

Set over two floors, the accommodation offers four well-proportioned bedrooms, the home also benefits from two well-appointed bathrooms to ground and first floor making it ideal for family living or those seeking space to entertain. The heart of the home is a bright and welcoming open-plan kitchen and breakfast room, complete with a cosy snug area with wood burner perfect for relaxed mornings or informal gatherings.

The sitting room showcases the property's heritage with exposed stonework and a striking inglenook fireplace, offering a warm and inviting space for quieter evenings. A separate dining room provides the ideal setting for more formal occasions.

Outside, the sizable grounds which surround the house offer ample room for outdoor living, with zoned areas to enjoy your gardening or simply enjoying the surrounding countryside views and wildlife. A range of useful outbuildings, and a double garage, offering plenty of storage and practical space for hobbies or workspace needs. The grounds also include an area of mature woodland.

Ideally located with easy access to the popular market towns of Stamford, Oakham, Bourne, and Grantham, the property also boasts excellent mainline train links to London and the North, along with access to local village amenities, making it perfectly suited for both countryside living and convenient commuting.





TENURE: Freehold

Electric and Water Connected (LPG Heating and Septic Tank)

EPC: E

COUNCIL TAX: G

INTERNET: 5G High gain Antenna/Router. This can give speeds between 30 to 120Mbps but normally around 60+. The system works with a 5G mobile SIM card available through all providers.





OPEN PLAN SNUG/KITCHEN/BREAKFAST ROOM: 4.23m X 9.31m (13'11" X 30'7")

UTITLIY ROOM: 2.90m x 1.74m (9'2" x 5'9")

SITTING ROOM: 5.20m x 5.55m max (17'1" x 18'3" max)

DINING ROOM: 4.64m x 4.92m max (15'3" x 16'2" max)

HALLWAY:

BEDROOM THREE: 3.06m x 4.10m max (10' x 13'5" max)

BEDROOM FOUR: 3.06m x 4.10m (10' x 13'5")

BATHROOM: 2.98m x 2.25m (9'9" x 7'4")

LANDING:

BEDROOM ONE: 30.7m x 4.10m (10'1" x 13'5")

BEDROOM TWO: 3.51m x 4.10m max (11'6" x 13'5" max)

BATHROOM:

STORE ROOM: 3.27m x 2.41m (10'9" x 7'11")

STORE ROOM: 2.16m x 2.10m (7'2" x 6'11")

LOG STORE: 6.29m x 4.10m (20'8" x 13'5")

GARAGE: 5.47m x 3.16m (17'11" x 10'4")

GARAGE: 5.47m x 2.45m (17'11" x 8'1")

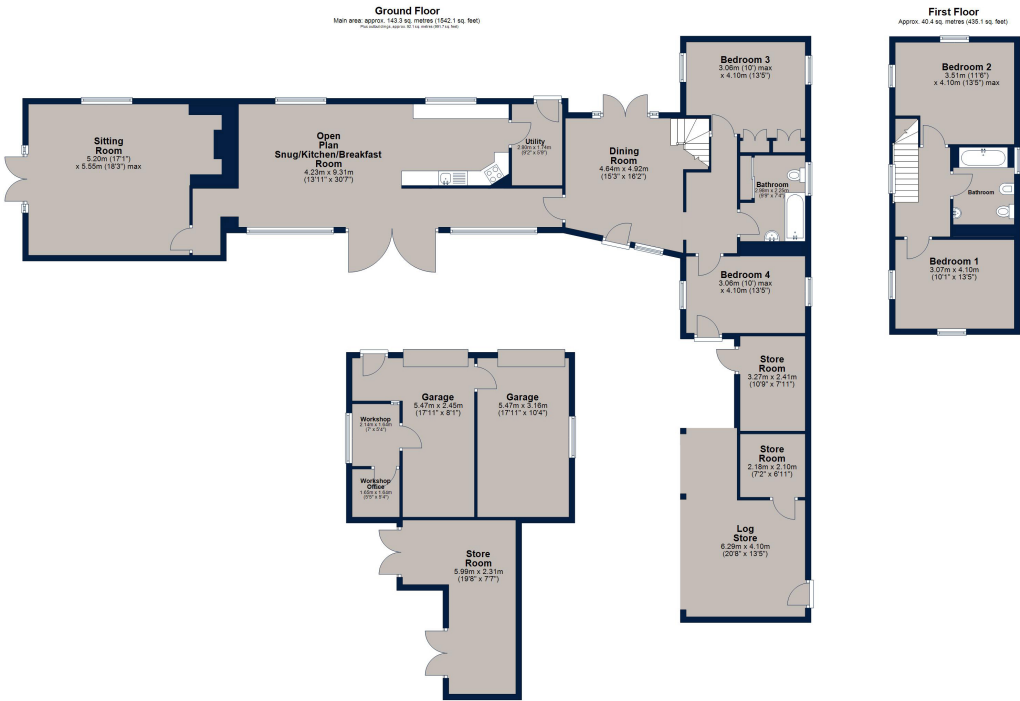
WORKSHOP: 2.14m x 1.64m (7' x 5'4")

WORKSHOP/OFFICE: 1.65m x 1.64m (5'5" x 5'4")

STORE ROOM: 5.99m x 2.31m max (19'8" x 7'7" max)



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House: Approx. 183.7 sq. metres (1977.2 sq. feet)
 Outbuildings, approx 92.1 sq metres (991.7 sq. feet)
Total House plus outbuildings. Approx. 275.8 sq. metres (2968.9 sq. feet)

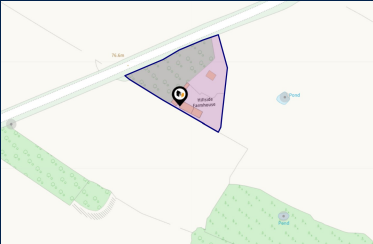
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Birkholme is a small hamlet situated along the A151, nestled between the villages of Colsterworth and Corby Glen in Lincolnshire. While Birkholme itself maintains a quiet, rural charm, residents benefit from nearby amenities found in Corby Glen and Swayfield, including a local shop, public house, and access to both primary and secondary schools. Its location offers a peaceful countryside setting with convenient connections to surrounding communities, market towns and main line railway stations.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	44 E	
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements