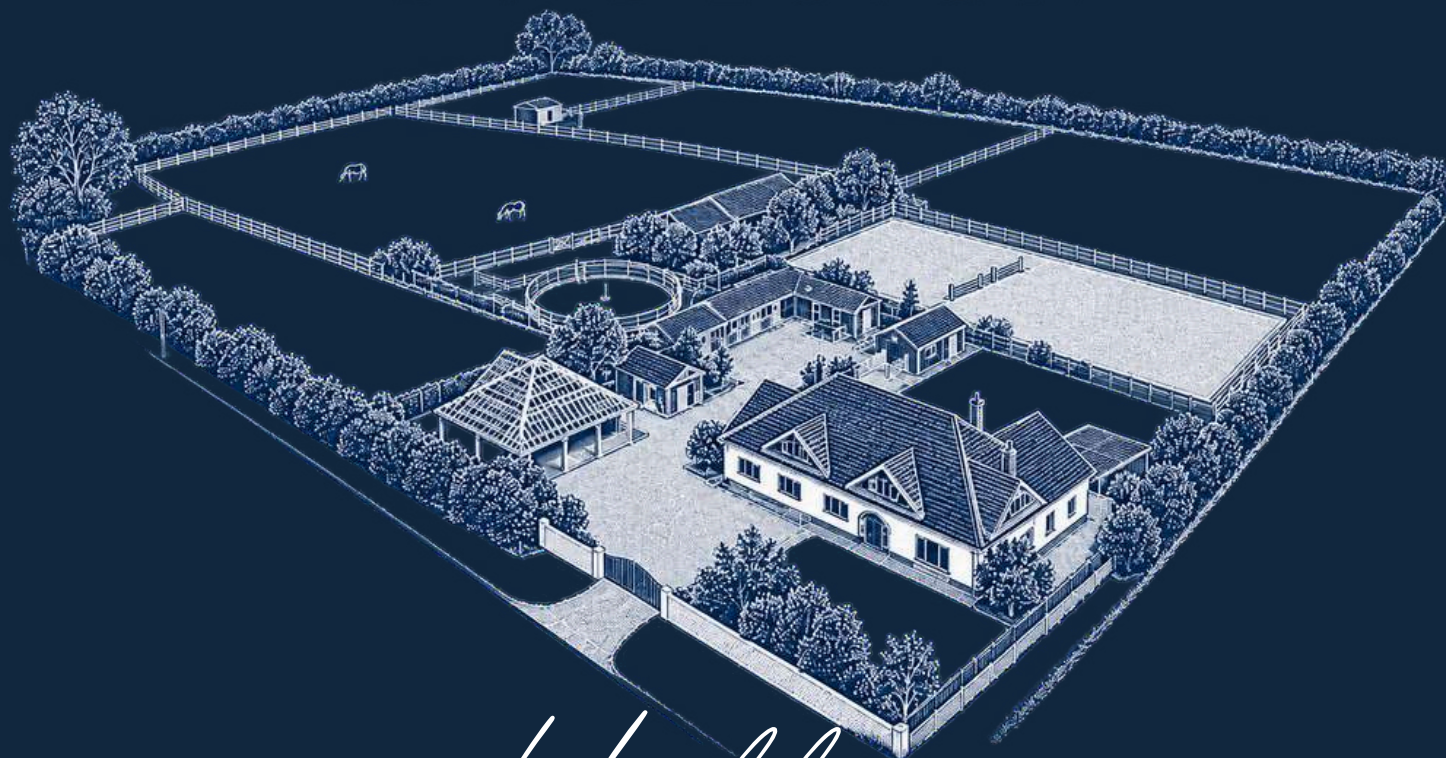




BY DESIGN



Hillview

North Witham, Lincolnshire



An equestrian home with an established holiday let and scope to grow

Hillview brings together a spacious, modern country home, six acres of land, extensive equestrian facilities and an established glamping venture, all set within open Lincolnshire countryside. With a shepherd's hut already operating as a holiday let, extensive stabling and paddocks, and scope to expand the visitor accommodation, this is a rare opportunity to combine country living with equestrian pursuits and a growing visitor-accommodation business.

The house offers approximately 4,380 sq ft of accommodation, including four bedrooms, four bathrooms and several reception spaces. Generous, light-filled rooms are designed to make the most of the rural setting. A substantial sitting room, separate snug/playroom and impressive kitchen/family/dining room, with its vaulted ceiling, exposed structural timbers and large central island, are well suited to family life and entertaining. While the substantial home office, utility/kitchen, shower room and guest WC support the practical side of country living.

Upstairs, four well-proportioned double bedrooms enjoy wonderful views over the surrounding countryside, with generous proportions and luxurious finishes throughout.

Beyond the house, the facilities offer flexibility for equestrian use, business, leisure and additional accommodation, subject to any necessary consents. There is also potential to rent a further 30 acres for grazing, providing scope to extend the land available for horses.



Key features

Reception Rooms

The spacious reception hall, with its striking staircase and marble flooring, sets the tone for the scale and quality of the accommodation and leads through to the principal living spaces. The sitting room is a generous, light-filled space, with a beautiful inglenook fireplace and wood-burning stove, making it ideal for relaxing after a day spent with the horses. A separate, versatile snug/playroom offers a more informal retreat. The ground-floor shower room adds flexibility for single-level or multigenerational living.

At the heart of the home is an open-plan kitchen/family and dining/living space, with the two areas linked by a two-way fireplace and wood-burning stove. The dining/living area is currently arranged as a sitting room, yet offers ample space for a large table, making it ideal for family gatherings.

The kitchen/family area is equally impressive, with a vaulted ceiling, exposed timber detailing and bifold doors opening onto the terrace and framing views across the ménage and open countryside. A large bespoke island incorporates a Belfast sink and breakfast bar seating, while the traditional Aga provides a striking focal point. There is ample space for relaxed seating, and the adjoining utility/kitchen offers practical preparation space and extensive storage.

A large, dedicated home office can be accessed either externally from the side of the house or through the utility/kitchen. With its own kitchenette, a storage hall and access to a ground-floor WC, this versatile space is well suited to remote working or running a business from home.











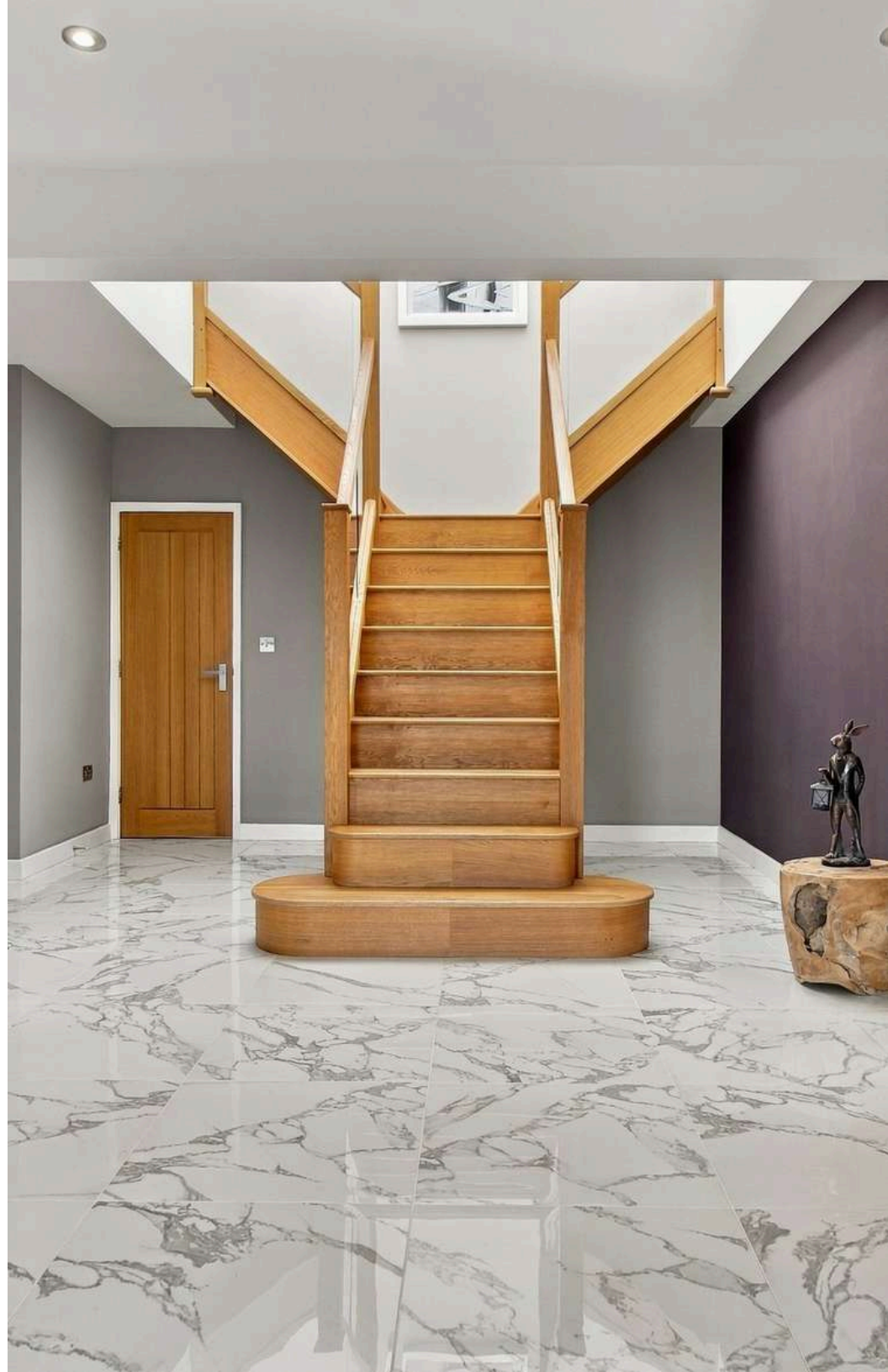


Bedrooms

The first-floor accommodation is arranged in two wings, with four bedrooms enjoying beautiful views over the open Lincolnshire countryside.

The north wing contains two generous bedroom suites. The principal suite is a particular highlight, with a substantial double bedroom, walk-in wardrobe and luxurious en-suite bathroom, together with ample space for a seating area and vanity units. The second suite features an en-suite with a freestanding roll-top, claw-foot bath and separate walk-in shower, built-in wardrobes and a balcony overlooking the garden, ménage and countryside beyond.

The two further good-sized double bedrooms in the south wing are flooded with natural light and served by a family shower room, providing a comfortable balance of privacy and shared accommodation.















Outside and Equestrian Facilities

Hillview occupies an open rural position and is approached through secure gates, with extensive private parking and a double garage. The house sits within six acres of grounds, with gardens, terraces and far-reaching views across the surrounding countryside.

The equestrian facilities are a particular feature, with stabling for up to seven horses, wash box, tack room, rug room, ample loading space for large horse box, hookup point and waste disposal. A recently resurfaced Andrews Bowen outdoor school, adjoining paddocks and bridle paths accessible directly from the property create an appealing setting for horse owners, whether for private use or a wider equestrian enterprise. Planning permission is in place for a horse walker, with groundwork and foundations already completed. There is also an option to rent a further 30 acres for grazing, subject to agreement.

Hillview, North Witham, Lincolnshire







Glamping and Business Potential

In a secluded part of the grounds, a shepherd's hut is already established and operating as a holiday let, giving a purchaser the opportunity to continue an existing visitor-accommodation venture.

The setting and available space offer scope to explore the addition of further glamping units, subject to planning and any other required consents. Planning permission is understood to have been granted for a second shepherd's hut and an additional entrance gate, which could allow separate access to the glamping area from the main house and equestrian yard.

The existing dog-grooming salon offers further flexibility. It could continue in its current use or, subject to the relevant requirements, be adapted into a laundry room and shower block to support a glamping business.

The separate double garage/annexe is partially complete and presents a substantial blank canvas. Potential uses include ancillary accommodation for guests or family, a holiday let, or a leisure complex such as a swimming pool and wellness space, subject to the necessary consents.

Together, the house, equestrian facilities, shepherd's hut and adaptable outbuildings offer a compelling mix of lifestyle and business potential, with scope for a buyer to develop the opportunities in keeping with their own plans.

Hillview, North Witham, Lincolnshire









Location

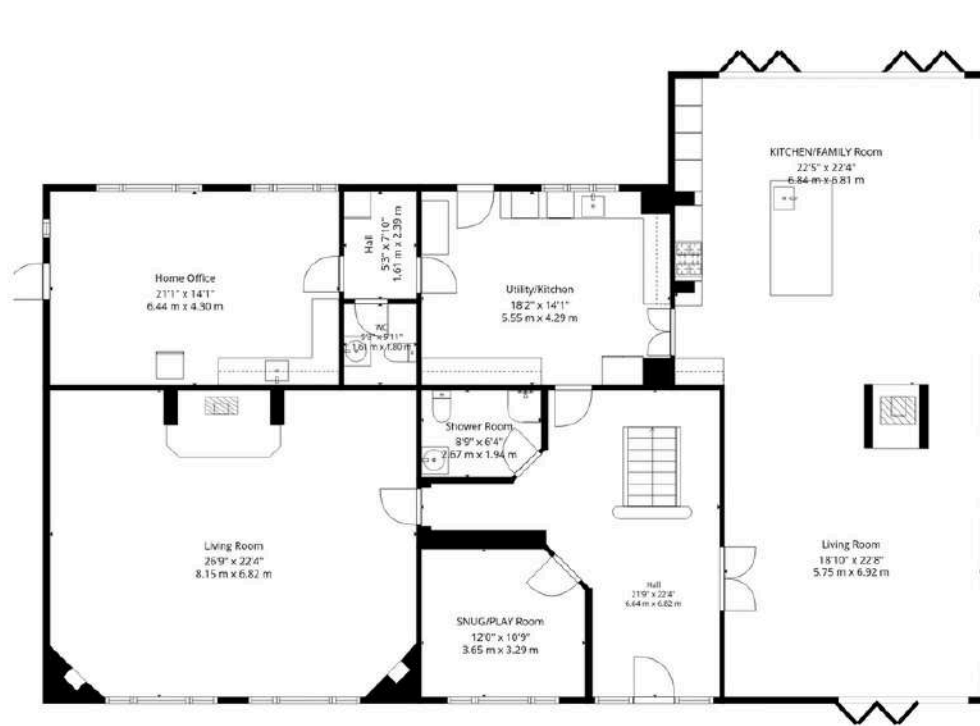
Hillview occupies a rural position on the outskirts of North Witham, with bridle paths directly accessible from the property, while remaining well placed for commuting and within easy reach of the nearby market towns of Stamford, Grantham, Newark and Melton Mowbray. Each offers a good selection of independent shops, restaurants and leisure facilities, alongside schooling.

Grantham's mainline railway station, approximately nine miles away, provides direct services to London King's Cross in around one hour, making the area attractive to commuters.

The area is particularly well regarded for schooling, with a selection of highly regarded state and grammar schools nearby, alongside an excellent choice of independent schools including Stamford School, Oakham School and The King's School, making the location especially appealing for families.

For leisure pursuits, the stunning Rutland Water Reservoir is within easy reach, offering sailing, paddleboarding, cycling and some of the region's most picturesque walking routes. The surrounding Lincolnshire and Rutland countryside provides an exceptional setting for outdoor recreation throughout the year.

Floorplan - Main House



Ground Floor



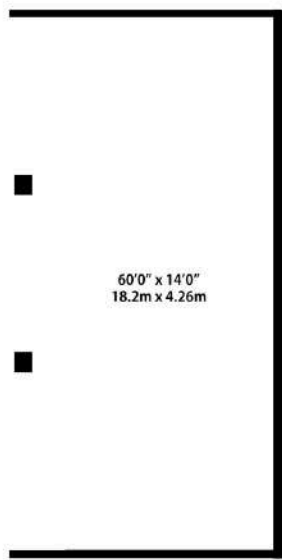
First Floor

Total Approximate Area: 407 m² | 4380 sq ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.

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

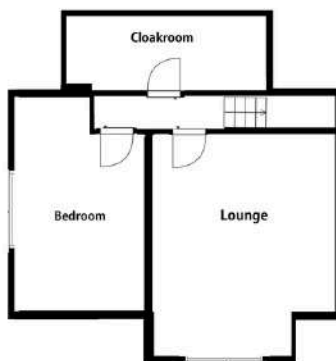
Floorplan - Outbuildings



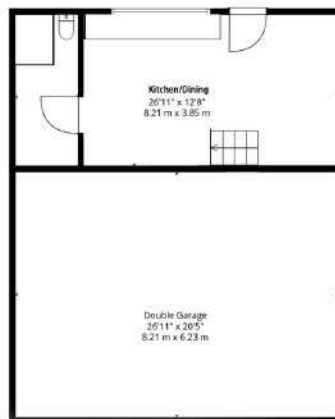
Storage Barn



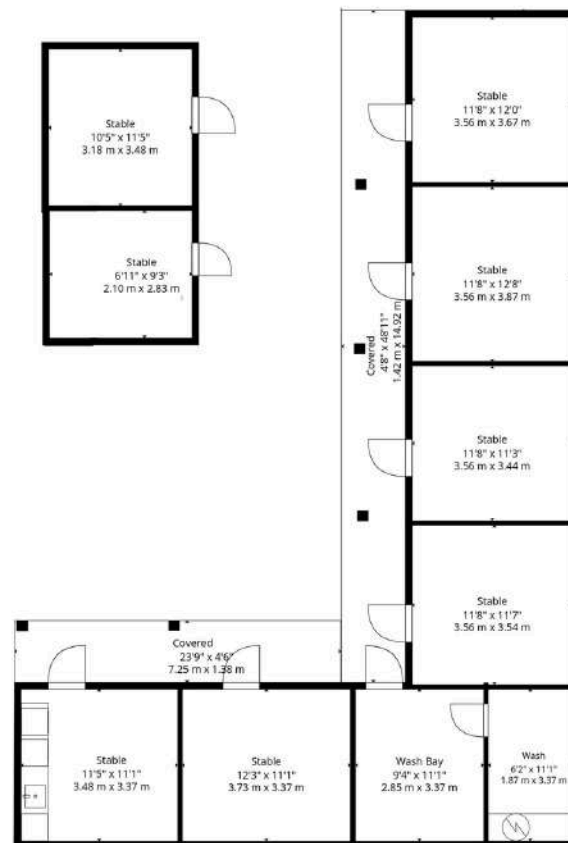
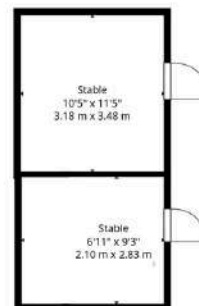
Dog Grooming Room



Annexe Second Floor



**Double Garage/
Annexe**



Stables

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Services, Utilities & Property Information

Tenure: Freehold

Council Tax: Band D

EPC: C

Local Authority: South Kesteven District Council

Property Construction: Standard brick and tile

Electricity: Mains supply

Water: Mains supply

Drainage and Sewerage: Private sewage treatment plant

Heating: Oil with underfloor heating throughout the ground floor

Broadband: Fixed Wireless Access (FWA) available; buyers are advised to check with their provider

Mobile Signal/Coverage: 4G and some 5G signal reported in the area; buyers are advised to check with their provider

Security: CCTV system in operation

Parking: Double garage and extensive secure, gated private off-road parking

Additional Information: The property is subject to restrictive covenants and may benefit from, and be subject to, rights and easements. Prospective purchasers are advised to seek appropriate advice from a solicitor as part of the routine conveyancing process

Disclaimer - All measurements are approximate and quoted in metric with imperial equivalents for general guidance only. While every attempt has been made to ensure accuracy, measurements must not be relied upon. Fixtures, fittings and appliances referred to have not been tested; no guarantee can be given that they are in working order. Internal photographs are reproduced for general information. It must not be inferred that any item shown is included with the property. Information is provided to the best of our knowledge following due diligence. Buyers should verify all matters material to their purchase, including planning status, business arrangements, grazing options, flood risk, easements, covenants, services and permissions. Note: Some photographs have computer generated furnishings. Please note, computer generated images are indicative only, current fixtures and fittings may not represent the current presentation of the property.

Hillview, North Witham, Lincolnshire







BY DESIGN

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National audience
local knowledge