



PELHAM JAMES

UNIQUE HOMES



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3 Bedrooms

Open plan kitchen / living room

Utility with Study Space

Garden with open country views

Separate Annex

Kayfen, Main Street, Witham On The Hill, Bourne, PE10 0JH

Guide Price £385,000

Rural Retreat - Are you looking for a cosy, modern bungalow in a friendly and vibrant village near Stamford and Bourne? This light and bright, modern 3 bedroom home also has a garden with far-reaching country views and its own detached annex suitable for conversion into a home office or garage, subject to planning permission.



Property Description

A MODERN TWIST

Contemporary touches and imaginative additions made to the layout of this 3 bedroom bungalow have brought the home right up to date allowing more space, light and flexibility.

WELCOME TO KAYFEN

As you draw your car up to the five-bar gate there's off-road parking available to your right and plenty more space on the driveway. Take shelter beneath the large covered porch entrance and open your front door. Once inside the roomy hallway there's a modern cloakroom on the right for your guests to freshen up.

THE BIGGER PICTURE

Make your way along the corridor and into the open plan kitchen and living room. You are immediately welcomed into a room that spans the width of the home. Filled with lots of lovely natural daylight, this recent extension creates a wonderfully light and open flow to the home.





The highlight are the full-width, graphite grey aluminium bi-fold doors that create a fresh, airy feel and maximise on the garden and countryside views. With your bird book to hand, you'll be enthralled by the regular visits made to the garden by 'our feathered friends' and woodland wildlife. In fact, the current owners regularly see herds of wild deer in the distance as darkness falls. Truly, this is a wonderful space to read and relax, with spare moments spent walking the paths of the local landscape.



In the kitchen area neutral seamless cabinets and smooth work-surfaces present a streamlined look and a curved extension to the peninsular unit provides an additional surface for drinks or informal dining. Contemporary cooking appliances and equipment are discreetly fitted and help keep the look sleek and unfussy.



To be briefly practical, there is room for laundry appliances within a separate utility that also doubles as study work-space conveniently situated near the front door, keeping the chores out of sight and for the swift disposal of boots, coats and muddy paws!

AND SO TO BED

Adjacent to the living room and accessed from the corridor, the master bedroom also has large folding windows set into the internal dividing wall and separates the sleeping area from the living room space, whilst allowing wonderful views from your bed across the garden. Imagine taking your early morning tea in bed with such a wonderful aspect!

There are two further bedrooms to choose from and the family bathroom is fitted with a bath with shower over, hand basin and lavatory.

STEP OUTSIDE

Ease back the sliding bi-fold doors and step out onto your terraced patio area. This is the perfect spot for that early morning coffee or that well-earned G&T at the end of the day. The lawn garden stretches right up to the neighbouring fields blurring the boundaries between garden and countryside.

At the front of the property there is a detached annexe / home office with electricity connection, hot water heater

and lavatory. Once a local village store, subject to local area authority planning permission it's possible this space could be reverted once again into to a retail space, detached garage or separate living accommodation.

OUT AND ABOUT

The village of Witham-On-The-Hill lies between the east and west tributaries of the River Glen, and despite its name, is not on top of its hill! Reached via the A6121, the village remains hugely popular due to its close proximity to the neighbouring local market towns of Bourne and Stamford, and benefits from having the countryside quite literally on your doorstep for energetic walks, bike rides, bridleways or gentle evening strolls. For keen golfers, your nearest local golf club is Toft Golf Club, with Burghley Park Golf Club and Luffenham Heath also within easy reach.

Witham on the Hill is a friendly, vibrant village with a fabulous community spirit where regular organised events and activities take place in the village hall and outdoors on the village green in the summer months. The village has lots of

interesting history including the medieval church of St. Andrew and in fact, the village green is also where the original village stocks and whipping post are preserved under a modern canopy! Situated on the main road, the highly regarded pub 'The Six Bells' serves excellent bar food with an a la Carte lunch menu currently available Monday to Friday.

The co-educational preparatory school Witham Hall is only a few minutes' walk from the house, with the nearest state primary school located in Little Bytham and secondary educational establishments in Bourne.

WHAT THE OWNERS LOVE ABOUT LIVING HERE

Our favourite room is the open plan kitchen / living room, as we spend all our time here. It's the most relaxing spot to gather and re-group at the end of a busy day.

WHAT WE LOVE ABOUT THE HOME

Smart design tricks have given this bungalow a thoroughly modern makeover and it is now an imaginative, light-filled home with a flowing layout.

LOCAL TOWNS, APPROX. TRAVEL TIMES AND DISTANCES

Bourne, 4.6 miles, 9 minutes

Stamford, 7.9 miles, 17 minutes

Peterborough, 17.5 miles, 31 minutes

Grantham, 20.2 miles, 31 minutes

THE FINER DETAILS

Oil Central Heating

Aluminium Framed Double Glazing

South Kesteven District Council, council tax band B. £1,274 per annum.

EPC to follow



Ground Floor



This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		63	80
Not energy efficient - higher running costs			
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02-100)	A		
(01-91)	B		
(09-80)	C		
(05-68)	D		
(09-54)	E		
(21-38)	F		
(1-20)	G		
		55	73
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			

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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.