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# 4 Camphill Cottages, Little Casterton – PE9 4BE

Stamford

In Excess of £575,000

# 4 Camphill Cottages

Little Casterton, Stamford

Charming stone cottage with original features, self-contained annexe, spacious kitchen-diner, living and dining rooms with woodburners, large southeast-facing garden, and double garage with EV charger

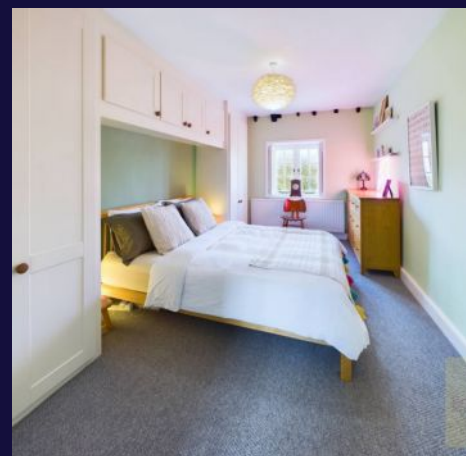
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Oversized double garage with an electric door and EV charger
- Driveway parking for two vehicles
- Spacious principal bedroom with built-in wardrobes and a large en-suite
- Southeast-facing rear garden with a summerhouse, two patio areas, and maturing Pinot Noir grapevines
- Annexe with its own kitchen, lounge/bedroom, and bathroom—ideal for guests, Airbnb, or a home office
- Two log burners creating a cosy and inviting atmosphere
- Original beams and bespoke wooden window shutters



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This beautifully presented Victorian stone cottage in the heart of Little Casterton is packed with character. Original beams, bespoke wooden shutters, and two log burners give it warmth and charm, creating a home that instantly feels inviting. It's a place that balances period features with modern practicality, making it as comfortable as it is full of history.

The main house has three well-proportioned bedrooms, while a self-contained one-bedroom annexe at the rear adds additional accommodation. Whether it's for guests, extended family, or even as an Airbnb, it's a valuable addition that gives you plenty of options.

The kitchen-diner is the heart of the home, with shaker-style cabinetry and beautiful terracotta floor tiles. French doors open straight into the garden, making it bright, airy and perfect for alfresco dining.

The living room at the front of the house has a striking stone fireplace and log burner, perfect for cosy evenings. Across the hall, the dining room is full of character, with exposed brickwork and a second log burner, making it a fantastic space for entertaining.

Upstairs, the principal bedroom is spacious and thoughtfully designed, complete with built-in wardrobes and an en-suite with both a bath and a separate shower. Two further bedrooms, including a generous double, share a well-appointed family bathroom. The landing houses a large airing cupboard with plenty of storage, and there's additional built-in storage throughout the home, making great use of every inch of space.

Behind the oversized double garage sits the annexe, offering completely independent living with its own kitchen, lounge/bedroom, and bathroom. Exposed stone walls give it a cosy feel, while a separate entrance makes it private and self-contained. The garage itself is a real asset, featuring an electric door, space for white goods, and an EV charger at the front. Wooden gates enclose the garage and rear garden, providing privacy and security.



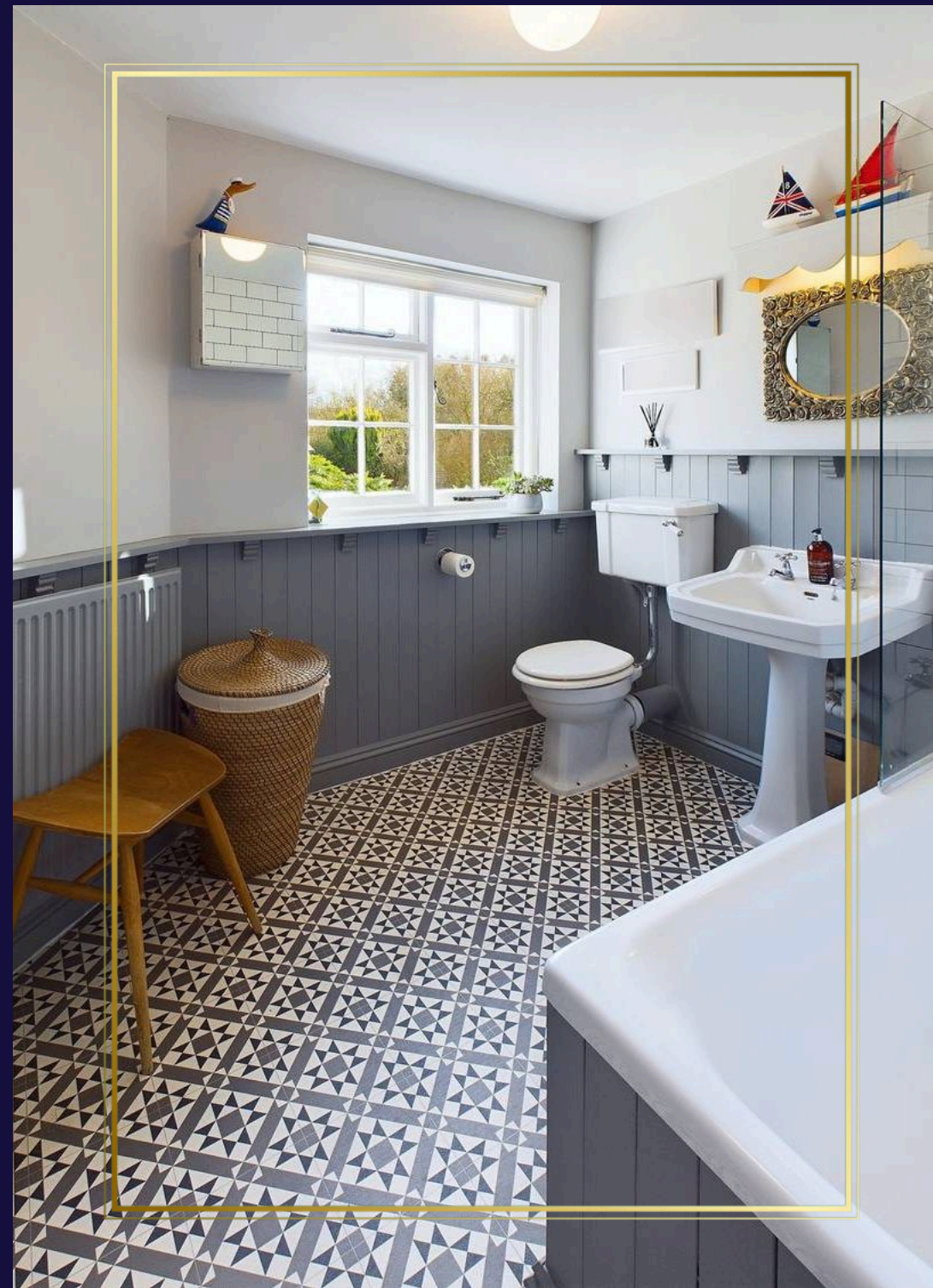
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Little Casterton, Stamford

The southeast-facing garden is a real highlight of this beautiful cottage, getting plenty of sun throughout the day. A well-maintained lawn, mature trees, and two patio areas make it a great space for relaxing or entertaining. At the far end, a row of Pinot Noir grapevines adds a special touch for the budding vintner. The summerhouse is a great additional feature, perfect for a home office or just enjoying a peaceful moment in the garden.

Little Casterton is a quiet conservation village just 2.2 miles from Stamford. It's home to Tolethorpe Hall, known for its open-air Shakespeare performances, and has a friendly cricket club. With excellent schools, shops, and amenities nearby, it's the perfect blend of countryside living and convenience.

This is a home full of character, offering flexible living in a fantastic location. Contact us today to arrange a viewing and see if it could be your next home.





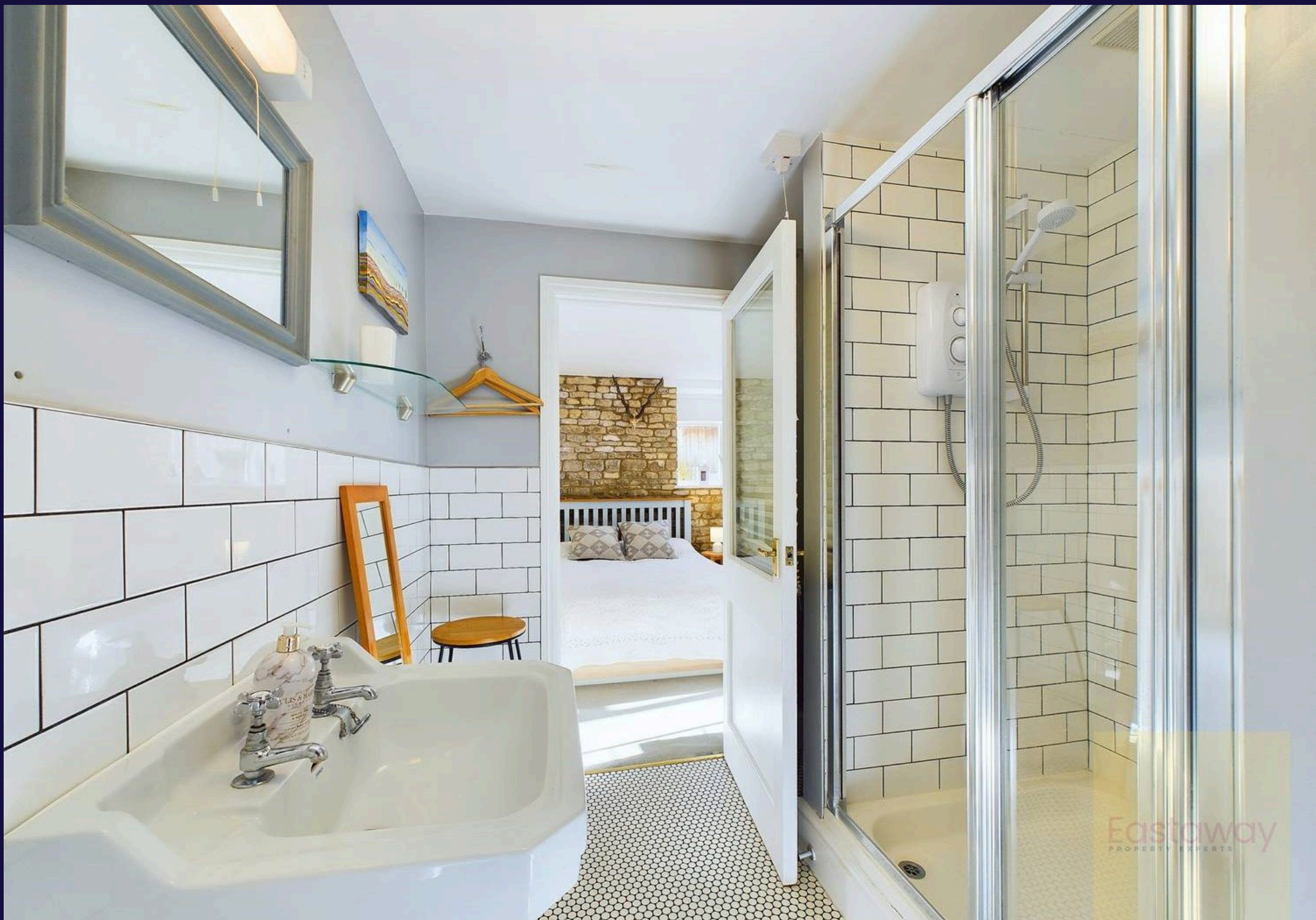








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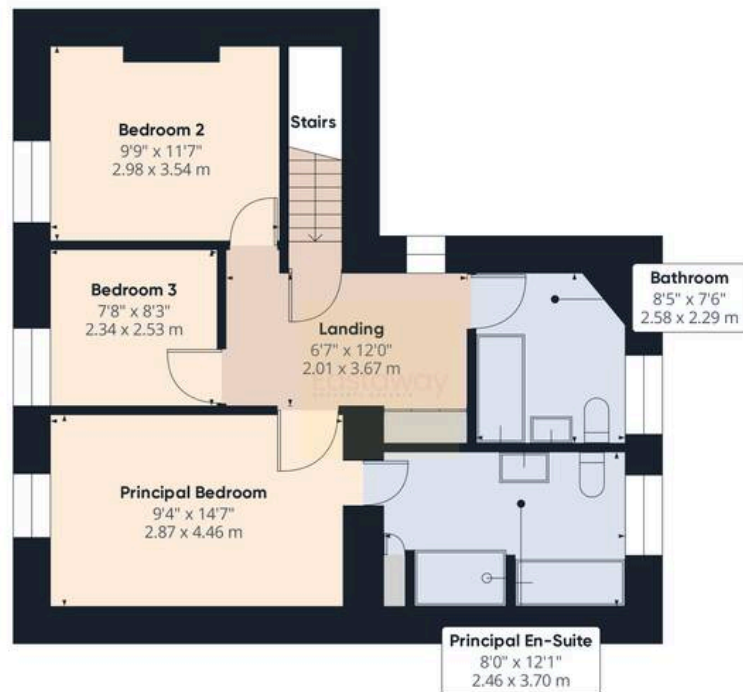








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1795.08 ft<sup>2</sup>

166.77 m<sup>2</sup>

**Reduced headroom**

2.7 ft<sup>2</sup>

0.25 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



**Entrance Hall**  
3'0" x 3'0"  
0.93 x 0.93 m

**Dining Room**  
14'0" x 14'7"  
4.28 x 4.45 m

**Living Room**  
10'8" x 14'4"  
3.26 x 4.38 m

**Kitchen**  
16'7" x 12'1"  
5.07 x 3.69 m

Ground Floor Building 1

**Approximate total area<sup>(1)</sup>**

583.08 ft<sup>2</sup>  
54.17 m<sup>2</sup>

**Reduced headroom**

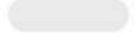
2.7 ft<sup>2</sup>  
0.25 m<sup>2</sup>

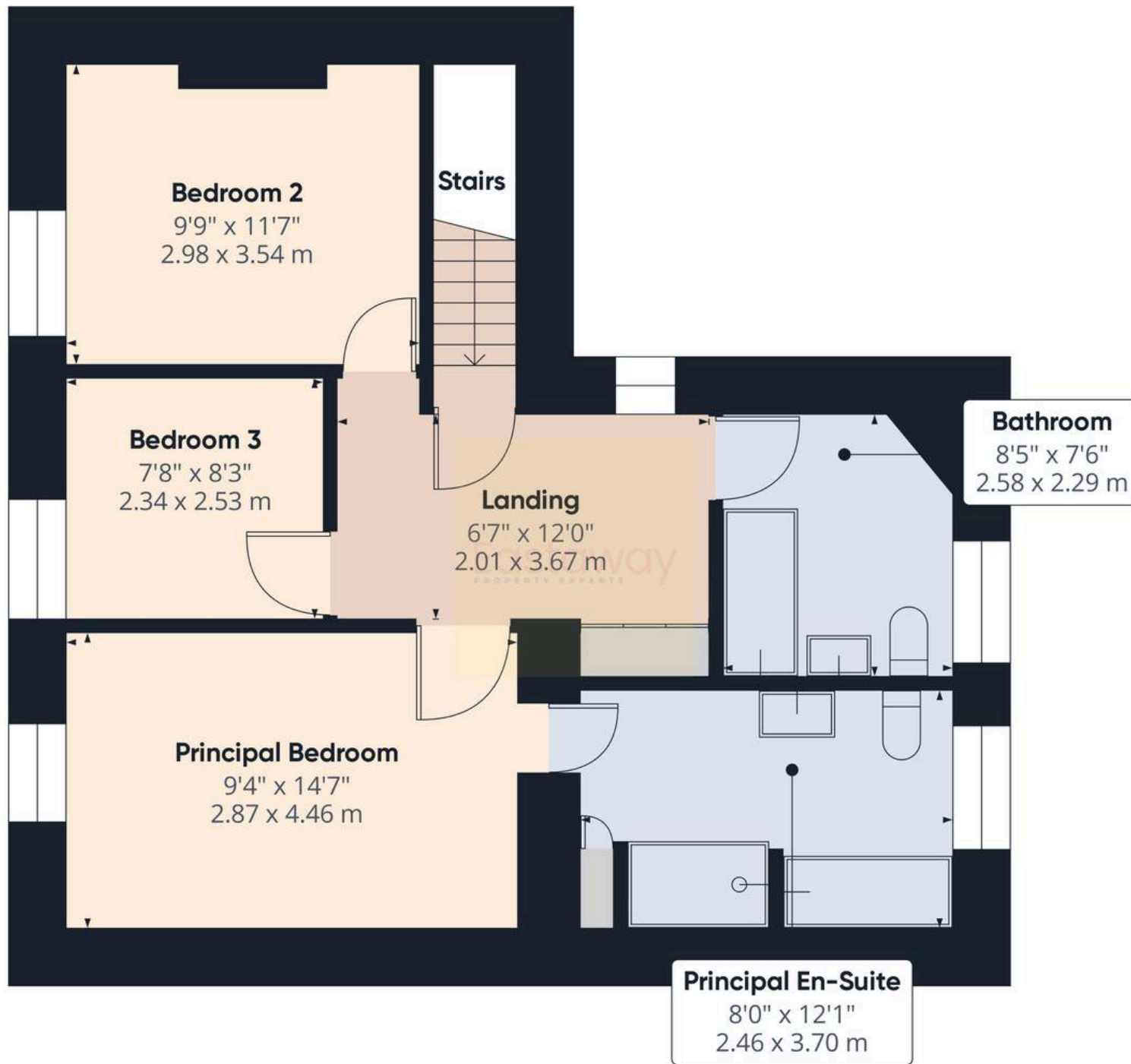
(1) Excluding balconies and terraces

Reduced headroom  
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Approximate total area<sup>(1)</sup>

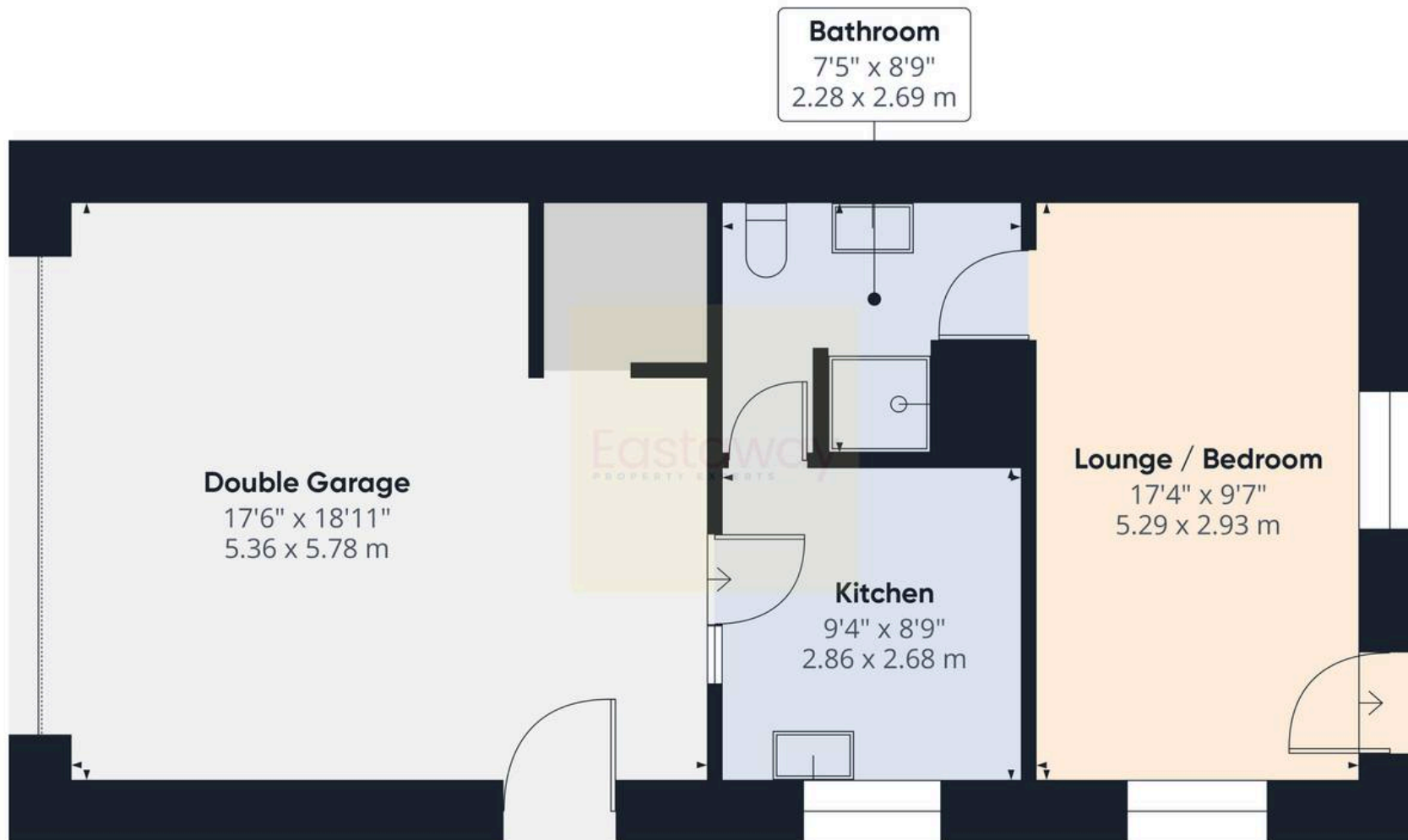
558.42 ft<sup>2</sup>

51.88 m<sup>2</sup>

(1) Excluding balconies and terraces

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Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

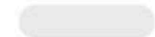
653.58 ft<sup>2</sup>

60.72 m<sup>2</sup>

(1) Excluding balconies and terraces

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