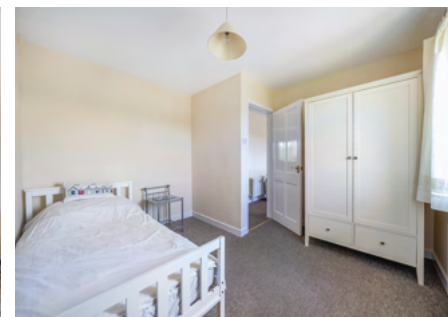


the land is approx 12.5 Acres

THE OLD SMITHY, BITCHFIELD







This property offers a rare opportunity to acquire a fully equipped equestrian estate in a highly sought-after location with huge scope for further improvement, renovation and development STPP.

Nestled in the peaceful Lincolnshire countryside, this exceptional equestrian property offers an idyllic rural lifestyle on approximately 12.5 acres of beautifully maintained land. Set on the edge of the desirable village of Bitchfield, this versatile residence boasts an attractive four-bedroom family home, extensive outbuildings, stabling for multiple horses, and a professionally constructed arena—making it an ideal choice for both private and commercial equestrian use.

The charming main residence features over 1,500 sq ft of well-presented accommodation arranged over two floors. The ground floor comprises a spacious living room with wood-burning stove, a modern country-style kitchen, study/home office, utility, and downstairs WC. Upstairs, there are four generously sized bedrooms and a family bathroom, with the principal bedroom benefiting from its own balcony overlooking the grounds.

A total of 8 stables, a mare/foaling box, and 1 tack room and tacking up area are located across several well-maintained outbuildings. Outdoor arena with all-weather surface and fencing, perfect for year-round schooling. Secure outbuildings offering storage for feed, hay, and equipment, with potential for conversion to further use (subject to permissions). Gated access and hardstanding for parking trailers or horseboxes. Land & Grounds The property extends to approximately 12.5 acres, divided into multiple post-and-rail and hedge-enclosed paddocks with mature boundaries. There is ample space for grazing, turnout, and rotation, with superb access to bridleways and hacking routes.

Bitchfield is a small village in South Kesteven, Lincolnshire, located approximately 8 miles south of Grantham. It falls within the catchment for several well-regarded schools and has easy access to the A1 and mainline rail services via Grantham station. The surrounding area is predominantly



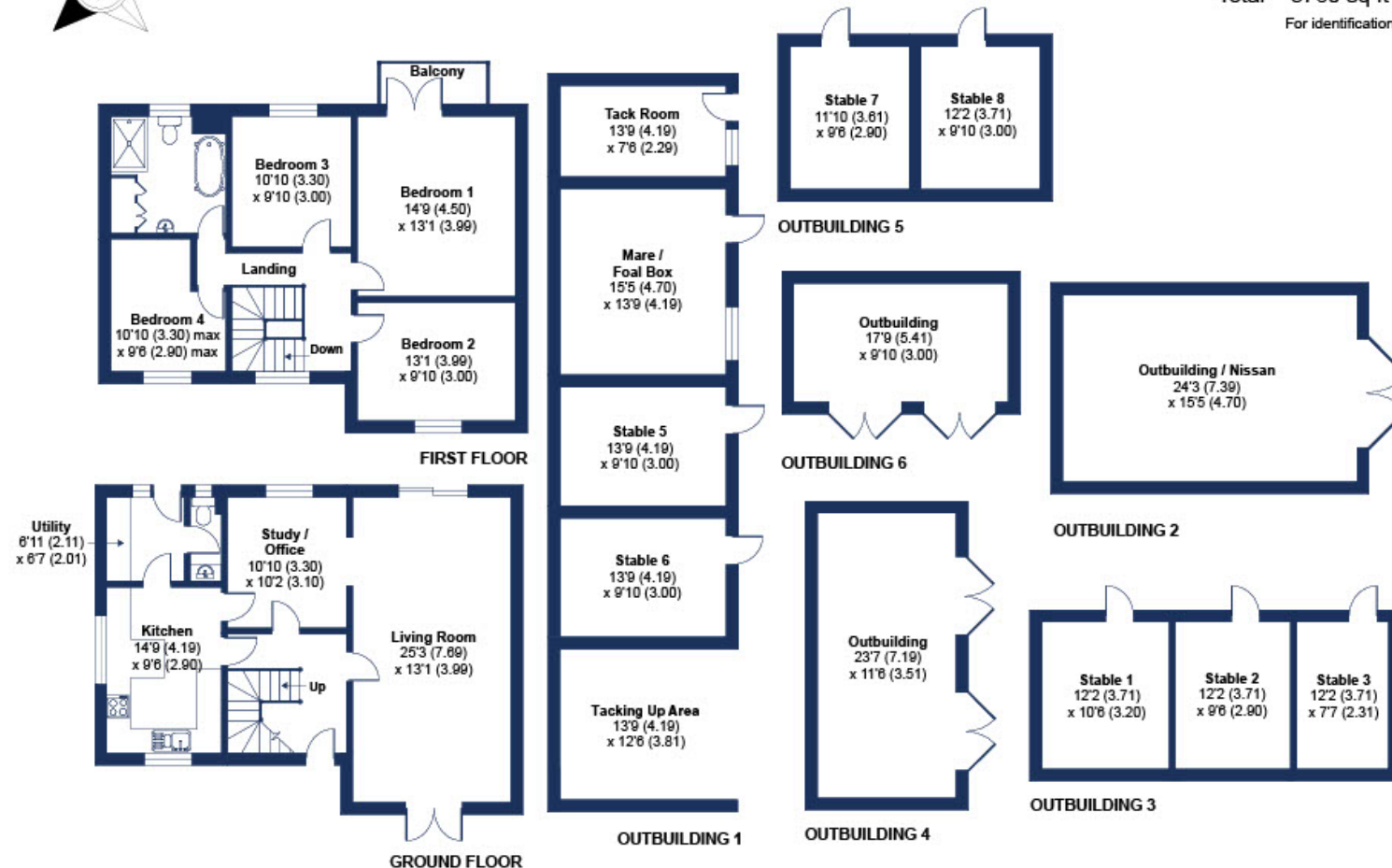
Bitchfield, Grantham, NG33

Approximate Area = 1528 sq ft / 141.9 sq m

Outbuildings = 2232 sq ft / 207.4 sq m

Total = 3760 sq ft / 349.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Moores Estate Agents. REF: 1280474



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