



Heathcotes Yard, Lound



Bedrooms: 4 Bathrooms: 2

A beautifully converted stone barn set in a peaceful back lane position, offering spacious and characterful accommodation with a farmhouse feel, alongside a separate courtyard range with further potential and an adjoining paddock of approximately 2 acres, all within easy reach of Stamford and excellent schooling.

- Peaceful back lane location
- Characterful stone barn conversion
- Farmhouse-style living with spacious layout
- Four bedroom accommodation (subject to final layout)
- Principal sitting room with woodburning stove and French doors to the garden
- Separate courtyard range with home office/studio
- Further potential for annex or additional dwelling (STPP)
- Carport/open garaging with conversion potential
- Approximately 2 acre paddock





Set in a peaceful back lane location, this well proportioned stone barn has been lovingly converted into a home by its current owners, giving it very much a farmhouse feel, looking across to its own further gravel courtyard surrounded by stone buildings which is partially converted into a home office/studio/games room and having lots of further potential to convert to an annex or maybe even a separate dwelling, subject to local authority planning. The property is set within grounds of approximately 3–3.25 acres in total.

The main house has well proportioned rooms with a practical layout, adjoining a barn converted to carport/open garaging that may allow for conversion into further accommodation if required. A practical utility room and pantry lead into a farmhouse living kitchen, with a further room currently used as a study and large entrance hall with feature staircase leading across to the main sitting room with woodburning stove, enjoying views out over the gardens.

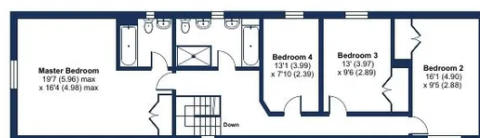
To the first floor, the master bedroom benefits from an ensuite and dressing area, with three further bedrooms and a family bathroom.



Having two driveway accesses, with the main approach being a long sweeping driveway plus a further driveway to the former courtyard, and an adjoining paddock of approximately 2 acres.

This home is ideally set for the popular Witham Hall prep school in the neighbouring village, and within the catchment area for the grammar schools of Bourne, with Stamford's independent schools also easily accessible. There is easy access to mainline trains in Peterborough providing links to London in under an hour, and dual carriageway access to the A1 close by at Stamford.

NO CHAIN



FIRST FLOOR



GROUND FLOOR

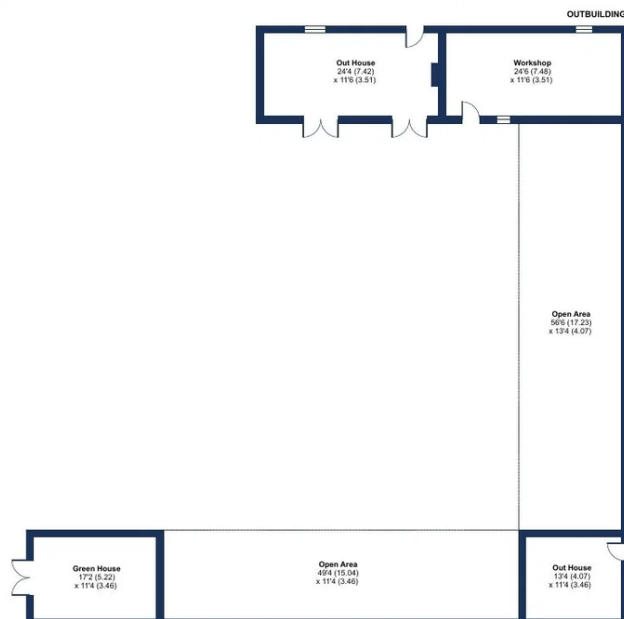
Heathcotes Yard, Lound, Bourne, PE10

Approximate Area = 2356 sq ft / 218.8 sq m
(excludes carport / wc & include open Area's)

Outbuildings = 2329 sq ft / 216.3 sq m

Total = 4685 sq ft / 435.1 sq m

For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Moores Estate Agents. REF: 1432369

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