

HIGH STREET ST MARTINS  
STAMFORD



Perfectly at home amidst the cobbled walkways and period architecture of the charming market town of Stamford, Grade II listed No. 60, High Street St Martins, soaks up rooftop views over the Perpendicular Gothic 15th century stylings of St Martin's Church.



## PRESTIGIOUS POSITION

Located on the uppermost floor, bask in views out over the westerly aspect in this prestigious town centre location, with access to all it has to offer in moments.

Beyond its characterful stone façade, make your way up the stone steps into the grand main entrance where high ceilings, deep skirtings and decorative tiled flooring instantly evoke the grandeur and period of the building.

## ELEVATED LIVING

An elegant, spindled staircase with mahogany handrail winds its way to the second floor, passing an attractive stained-glass window along the way.

Stepping inside the apartment an entrance hallway leads to the sitting room on the left. A stripped pine door opens to reveal a well-proportioned room bathed in light - the sunlight streaming in through the sash windows framing incredible views out over the church and historic skyline. Hunker down on your sofa for a rainy-day movie marathon or enjoy pre-dinner drinks as you prepare for an evening out in one of the many bistros and bars of Stamford.







## REFRESH AND REVIVE

Returning to the entrance hallway, seek refreshment and relaxation in the shower room. Bathed in natural daylight from the large window framing rooftop views to the rear, this room contains a large, walk-in shower, wash basin, WC and heated towel rail.



## FEAST YOUR EYES

Flow through to the newly-fitted kitchen diner, where period features combine with contemporary functionality. An array of wall and base units in soft green tones enables plentiful storage for all your culinary essentials, with glass display cabinetry illuminated by inset lighting. Suspend a chic pendant light from the high ceiling above the breakfast bar; the ultimate space for convivial chatter, dinner and drinks.





# WHEN SLUMBER CALLS

When slumber calls, make your way to the peaceful rear of the home, where two restful bedrooms can be found. Dressed in cream tones, both spacious rooms enjoy pockets of privacy due to their quirky styling. With ample space for wardrobes and drawers, the principal bedroom brings with it the added bonus of fitted cupboards. Sash windows offer a different perspective along the opposing sides of the building.



# ON YOUR DOORSTEP



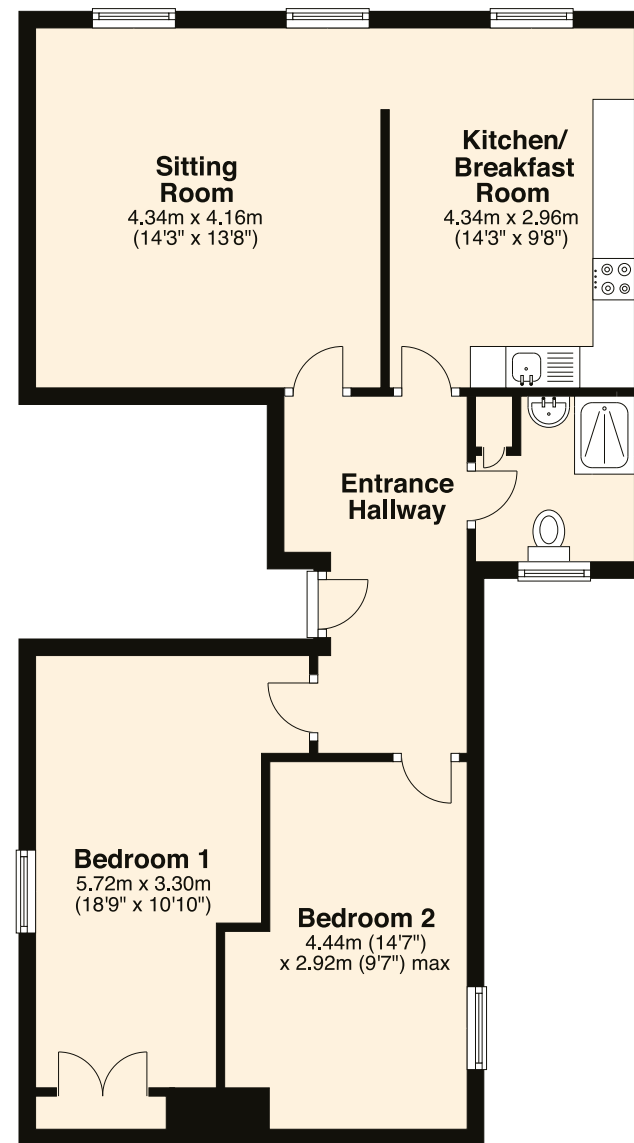
Steeped in history, the idyllic market town of Stamford has earned a starring role as a location set for many a television and film production. Step outside and take a stroll around the wonderful variety of stone buildings in the St Martin's neighbourhood and sense the feeling of stepping back in time to a bygone era.

Situated opposite St Martin's Church, marvel at the medieval stained-glass window and its Bevington organ dating back to 1880.

Only a couple of minutes' walk from Stamford railway station and its cross country rail links, Flat 2, 60 High St, St Martins is perfectly poised for commuters to London and the north. A short walk from the River Welland, Stamford Meadows and the impressive Elizabethan-era Burghley House with its enchanting gardens and deer park, enjoy all the natural beauty that this inimitable town has to share.

An easy stroll down the hill takes you to The George Hotel; widely regarded as one of England's finest coaching inns dating back to the 14th Century and considered Stamford's jewel in the crown. Steeped in history, enjoy pre-dinner drinks in the Champagne Bar before experiencing fine dining in the Oak Room Restaurant. For a more informal dining experience, Cloisters restaurant is only five minutes' walk away, serving up pizza, pasta and other Italian delights or try Hoppi Dorri for its Asian inspired fusion cuisine.

Discover the hidden boutiques, jewellers, salons, theatres and antique shops tucked away along the cobbled back streets and appreciate the mixture of independent and mainstream shops along the town's High Street. Explore the evening scene and soak up the culture until the hour is late - home is just a short and pleasant walk away, at Flat 2, 60 High St, St Martins.



## THE FINER DETAILS

- Freehold
- Grade II listed
- Conservation area
- Gas central heating
- Mains water, electricity and sewage
- South Kesteven District Council, tax band B, £1,454.76 (2021/22)
- Intercom system
- Management company fees applicable, £40 monthly
- Total area: approx. 71.8 sq. metres (772.6 sq. feet)

## LOCAL DISTANCES

- Oakham 12 miles** (19 minutes)
- Uppingham 13 miles** (21 minutes)
- Peterborough 14 miles** (20 minutes)
- Grantham 23 miles** (30 minutes)

Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only.



Flat 2, 60 High St, St Martins, Stamford PE9 2LA



To view please call the team on  
01780 437 360 | [team@pelhamjames.co.uk](mailto:team@pelhamjames.co.uk) | [pelhamjames.co.uk](http://pelhamjames.co.uk)