



CARLINGFORD HOUSE

— GREATFORD —



Fall in love with Carlingford House; a detached, unique, modern home designed with family living and entertaining in mind, tucked away in a popular village just 10 minutes from historic Stamford.

CARLINGFORD HOUSE

STEP INSIDE

Draw off tree-lined Main Street onto the large, gravelled driveway with a pretty lawn.

A paved pathway fringes Carlingford House, punctuated by newly fitted anthracite-framed casement windows, smooth sills and lintels. A formal, contemporary front door beneath the porch entrance welcomes and draws you inside to the bright hallway.



HUB OF THE HOME

Through double glazed doors the impressive open plan kitchen dining room awaits. Warmed by underfloor heating, and drenched in natural light, this sociable space is the perfect place to gather family and friends, and the bifold doors open to bring the outside in – or tempt you out for al fresco dining. There's ample space here for dining, relaxing, and partying in all seasons!

The kitchen is fitted with double ovens set within gloss grey toned base and wall cabinets, housing an array of fitted appliances and a run of pantry cupboards. A large central island allows the chef to still be part of the conversation while rustling up a meal for family and friends in this sociable hub.

Keep your kitchen chore and clutter free with the separate laundry room that sits adjacent to the kitchen, fitted with built-in units, a second sink and space for further appliances. A handy door from here opens onto the side aspect and garden.



FLEXIBLE FAMILY LIVING

Returning to the hallway, a door reveals a spacious dual aspect sitting room centred around a fireplace with a wood-burning stove. With winter drawing close, imagine cosying up with your loved ones by the fire, decorating for Christmas, or unwinding alone with a good book and a glass of wine. In the warmer seasons, roll open the bifold doors and step out onto the terrace and garden.

The next reception room to discover – currently used as a home office – could also make an ideal playroom or family snug. A large window overlooking the front lawn provides a peaceful vista.

A tastefully decorated cloakroom and separate coat cupboard lies straight ahead from the hallway.





RELAX & UNWIND

Ascend the staircase to a bright, galleried landing that flows into all five bedrooms. The two double rooms to the front accommodate fitted wardrobes and feature wide windows overlooking the lawned garden.

Continue along the landing to discover a spacious family bathroom, separate airing cupboard and the third bedroom with window to the side aspect. The fourth bedroom overlooks the rear garden and has fitted wardrobes.

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TRANQUIL RETREAT

Time now to explore the bright and spacious principal bedroom, where you can soak up glorious views over the garden, boasting floor-to-ceiling built-in wardrobes, with space for additional furniture. Freshen up in your generously sized en suite shower room

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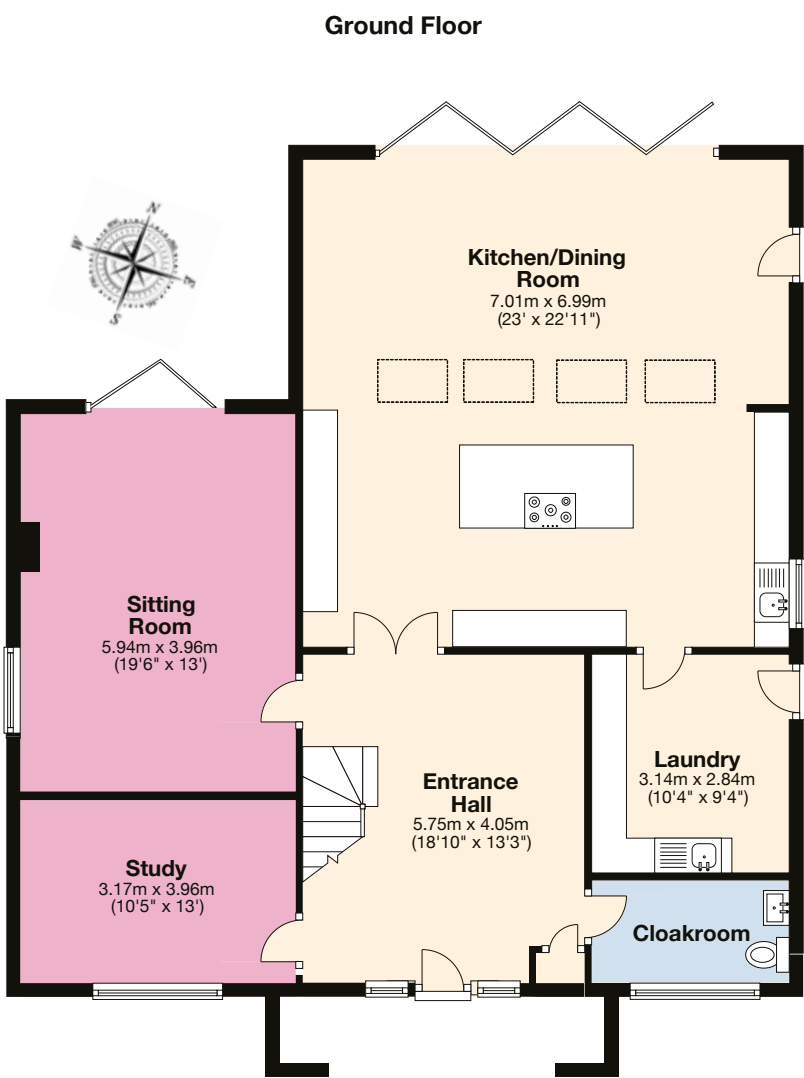


SUNSHINE, SHELTER AND SHADE

Glide open the bifold doors and make your way out to the expansive garden. A large terrace is the perfect place to entertain guests while children play on the lush lawn. This is the ultimate entertaining space. Fully enclosed, the well-tended garden has a lily pond, mature trees, and deep herbaceous borders.

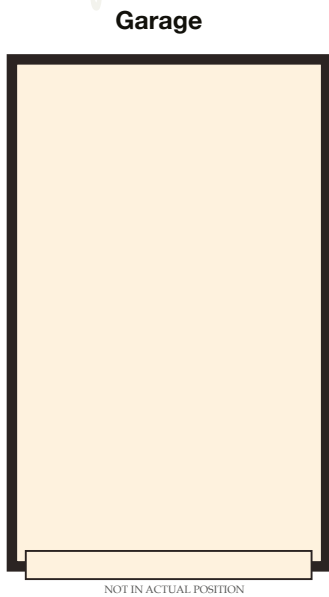
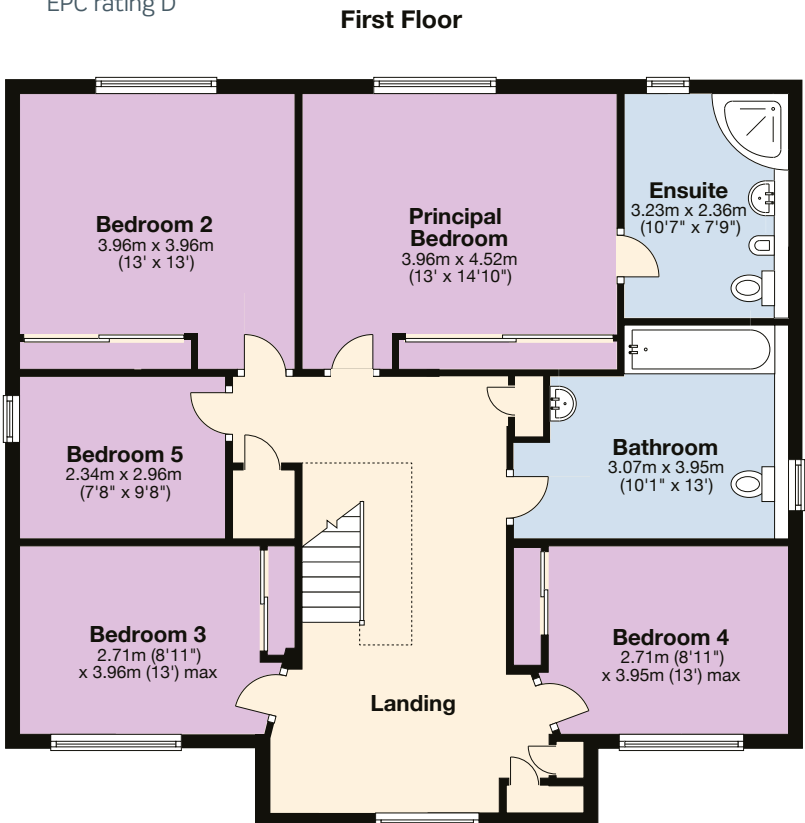
Walking beneath an archway within the laurel hedge, discover the kitchen garden; select fresh fruit for your breakfast from the well-stocked beds and fruit trees in the orchard.





Freehold
Constructed 1986
Approx. 0.42 acre
Oil central heating
Mains electricity, water, and sewage
South Kesteven District Council,
tax band G, £3163.80)
EPC rating D

Ground Floor: approx. 124.2 sq. metres (1337.0 sq. feet)
First Floor: approx. 106.8 sq. metres (1149.3 sq. feet)
Total area: approx. 231.0 sq. metres (2486.3 sq. feet)



FURTHER AFIELD

5 miles north-east of the famous Georgian market town of Stamford, Greatford offers the perfect mix of a welcoming community in a scenic village setting, coupled with superb accessibility to market town life. Also on your doorstep, enjoy Burghley House and Park, with Rutland Water and Tallington Lakes close by for water sports and family fun.

Pop into your local pub, The Hare and Hounds for a refreshing drink or take a stroll over fields to neighbouring Barholm and reward your efforts with a hearty meal at The Five Horseshoes Inn from one of their regular guest caterers. Make sure you

also check out The Bertie Arms in Uffington or head a little further to the Six Bells at Witham On The Hill.

You only need to drive a few minutes in the other direction to explore Stamford's cobbled alleyways, hidden courtyards, and riverside delights. Trains from Stamford run to London King's Cross in 90 minutes, or St Pancras International in 120. Alternatively, hop on the A1 to Grantham or head south.

With state or independent day and boarding education in mind, there are numerous establishments available for

children of all ages, including nearby Bourne Grammar School, Stamford Endowed Schools, Copthill Independent School, and Witham Hall so you'll never be short of options.

LOCAL DISTANCES

- Stamford 5.8 miles (12 minutes)
- Market Deeping 6.1 miles (9 minutes)
- Bourne 6.3 miles (12 minutes)
- Peterborough 13 miles (24 minutes)

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