



1A BARN HILL

STAMFORD



Set upon ancient cobbles in the centre of one of England's most picturesque and quintessential market towns, discover No. 1a Barn Hill.

Dating back to the 1800s, No. 1a sits prominently in period splendour amidst the characterful buildings of Barn Hill and All Saints, its front windows dressed in flower-filled boxes.



## A GRAND WELCOME

Open the grand door to this elegant townhouse, replete with austere knocker. Step inside into the stylish entrance hallway, where Farrow & Ball Down Pipe Grey walls instantly imbue the space with a sense of soothing calm. Close the door on the world and retreat to this sophisticated sanctuary in the centre of Stamford.

High ceilings, deep skirtings and sunken archways convey the prestige, character and heritage of the home. Tiled flooring underfoot is practical and clean, with warmth emanating from the traditional style cast iron radiator.

## LIGHT FILLED LIVING

Step to your left onto the solid oak flooring of the magnificent drawing room, suffused with light from the tall, south-east facing stone mullion window. Views of the church and Georgian architecture are elegantly framed by panelled shutters providing a moving vista of the comings and goings.

Original vintage French newspaper wallcovering melds urban chic with the classic period of the home, whilst the ornamental fireplace provides a focal point beside which to sit and unwind.





## WINE AND DINE

Across the hallway from the drawing room, glazed double doors open into the kitchen diner, where sunlight flows in through the window overseeing historic Barn Hill.

Floor to ceiling plain English style cabinetry in keeping with the decorative tone of this vintage property provides prolific storage space, whilst integrated appliances include an oven and induction hob, dishwasher and washer dryer. Tiled flooring from the entrance hallway continues in here, where there is plenty of space to add a dining table and chairs.

Returning to the entrance hallway, a door beyond the staircase leads to the ground floor cloakroom.



## SERENE AND STYLISH BEDROOMS

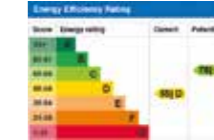
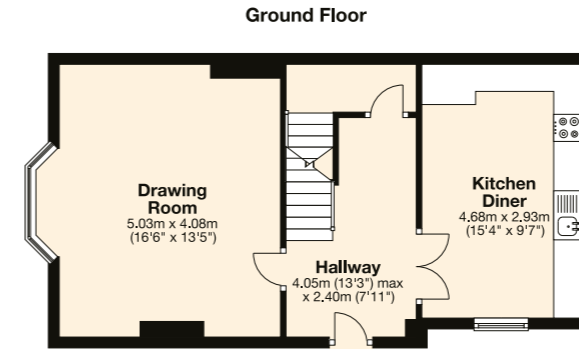
Ascend the spindled and painted staircase with its classic striped Roger Oates carpet runner to the wood-panelled landing on the first floor. To the left, the second double bedroom with its tranquil grey décor has a window seat granting pretty views through the sash window. The en suite is decorated in playful Barnaby Gates wallcovering and features a traditional washstand with bowl basin, lavatory and shower.

Across the landing, the principal suite offers an oasis of peace whilst boasting divine views of historical All Saints' and the winding streets below. Period charm and detail are captured in this serene space from the cast iron radiator to the picture rail and high ceilings above. Underfoot, sea grass carpet counterbalances the rusticity of the solid oak flooring with ample storage provided by a wall of fitted wardrobes.

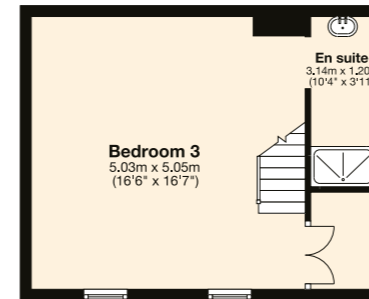
Refresh and replenish your senses in the light-filled en suite. Sink into the tub, where a Victorian style handheld shower attachment is also available. There is also a lavatory and wash basin set above lime-washed oak flooring.

# URBAN CHIC

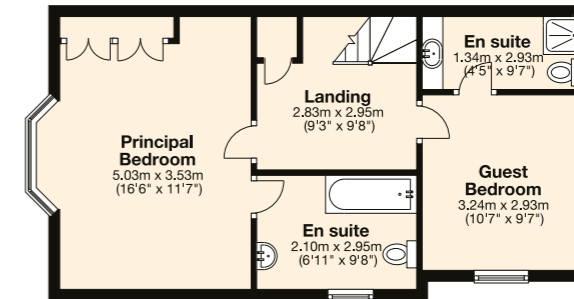
Descend now to the lower ground floor. Exposed, painted, stonework walls coupled with industrial style steel trunking and light fittings impart a cool New York loft-feel to this air conditioned, lower ground floor room. Built-in cabinetry and two sills with street glazing above adds light which bounces off the urban ceiling tiles. Stow away your belongings in the generous storage cupboard, whilst there is a further hanging area for clothes before the en suite shower room. This versatile suite could also serve as a home office, snug or studio.



Lower Ground Floor



Second Floor



## THE FINER DETAILS

Freehold  
 Conservation area  
 Gas central heating  
 Mains electricity, water and sewage  
 SKDC, tax band D, £1,870.41 (2021/22)  
 EPC rating D  
 Potential to develop loft (subject to planning permission)

Ground Floor: approx. 47.5 sq. metres (511.8 sq. feet)  
 Second Floor: approx. 47.5 sq. metres (511.8 sq. feet)  
 Basement: approx. 31.9 sq. metres (343.6 sq. feet)  
 Total area: approx. 127.0 sq. metres (1367.3 sq. feet)

## LOCAL DISTANCES

Oakham 12 miles (18 minutes)  
 Uppingham 12 miles (22 minutes)  
 Peterborough Railway Station 13.5 miles (19 minutes)  
 Grantham 23 miles (29 minutes)

## HISTORY ON YOUR DOORSTEP...

Step outside and see the splendour of historic Stamford open up in front of you. Visible from the windows of No. 1a Barn Hill is All Saints' Church, dating from the 13th century.

Only a few steps away is your friendly local gastropub 'The Crown', whilst a selection of pubs, restaurants and cafes are all within easy reach. Cosy nights dining in can be just as convenient; a brief walk will take you to Waitrose, M&S and Tesco, with a weekly market and local farmers' market a regular date for the diary.

Meander the cobbles and explore the myriad of boutique shops. All the amenities you require are merely a stroll away, including Stamford Art Centre plus independent bookshops, salons, doctors, pharmacies and more.

Wander down to Stamford Meadows, explore Burghley House park and gardens or take a tour along the banks of the River Welland. Town conveniences and rural leafiness live happily alongside each other in Stamford.

With a selection of fine educational establishments including the Endowed Schools on your doorstep, 1a Barn Hill is ideally placed.

Excellent transport links from Stamford Railway Station are less than a ten-minute walk away, commute into Peterborough, London or the North with ease.

For convenient and central living in Stamford, with all the quirks of period glamour, great views and all the amenities you could ever need, No. 1a Barn Hill beckons.



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UNIQUE HOMES

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