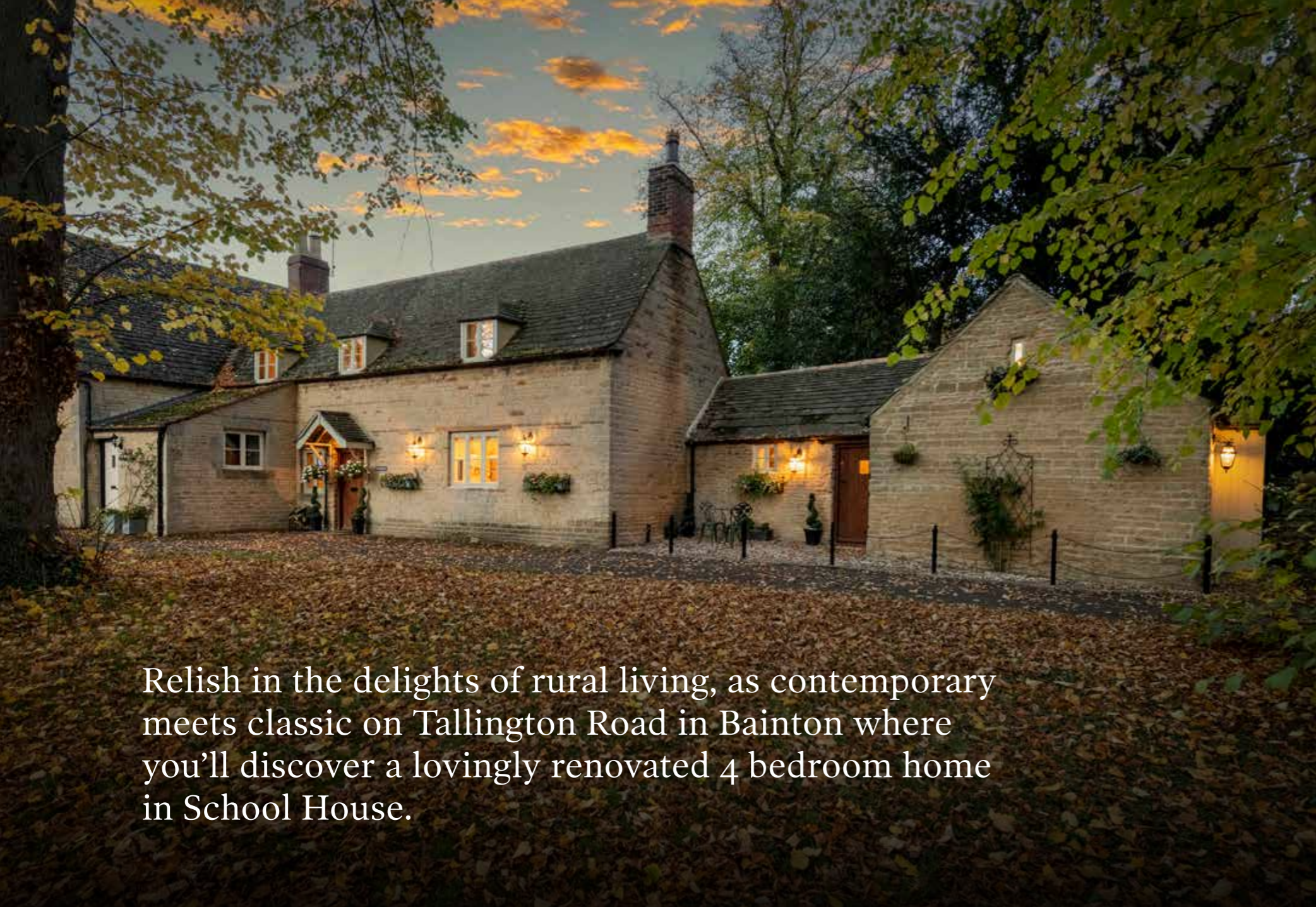




# SCHOOL HOUSE

— B A I N T O N —



Relish in the delights of rural living, as contemporary meets classic on Tallington Road in Bainton where you'll discover a lovingly renovated 4 bedroom home in School House.

## SUBLIME SETTING

Peacefully set, the stone-built Grade II listed School House sits perfectly at ease within the unique homes in this conservation area. Pull onto the driveway where the iconic School House stands beneath the chiming tower of the neighbouring church.

Make your way in beneath the canopy-covered entrance. Opening the oak door and stepping inside, sneak a peek through the pretty window into the cosy sitting room.





Original doors lead off to the inner rooms. Exposed stone gives way to smoothly plastered walls in the sitting room on the left, formerly the old school room. An original redbrick fireplace houses a log burner, with fitted cupboards to the alcoves either side. Light flows in through windows to the front and rear.

Ahead, lift the latch to the rear lobby, with a door leading out to the garden. Exposed stonework complements the deep-set window with a rooflight in the high ceiling above. Fitted storage is to the rear, with hardwood flooring underfoot.

## FEAST YOUR EYES

A contemporary kitchen sits in the heart of the home. Awash with light, cream tiles extend underfoot, with exposed stone curving into the smooth plaster around the wooden window seat overlooking the church.

Quartz worktops provide plenty of preparation space on the central island-breakfast bar with high gloss units surrounding, and housing contemporary appliances including a wine fridge. There is plenty of space to add a dining table to the side. Tucked to the rear is a laundry area.



# SOAK & SLEEP

Beyond an inner hallway, discover the ground floor shower room and a characterful guest bedroom, complete with vaulted and beamed ceiling. With a door leading out to the front aspect, this end of the home could make an ideal annexe.

Returning to the sitting room, an original latched door leads to stairs up to the first floor, passing an exposed stone wall.

Three further bedrooms occupy the first floor. A pretty single and a double bedroom overlook the street below. Original features continue with an ornamental fireplace capturing the essence of the home in the double bedroom.

The sumptuous bathroom features dual cast iron radiators with towel rails. Soak in the bathtub, with overhead rainfall shower and handheld attachment. Twin wash basins have fitted storage beneath, with an LED mirror above.



The restful principal bedroom sits beneath a beam laden, vaulted ceiling with exposed stonework and window furnished with oak shutters overlooking the front aspect. With the original fireplace, contemporary and classic combine.





## SUN AND SHADE

Sit out in the summer months on the raised decking, stepping down to a length of lawn ideal for children and pets to play. Storage is available in the outbuilding to the rear. Peaceful views extend to the churchyard to the side.



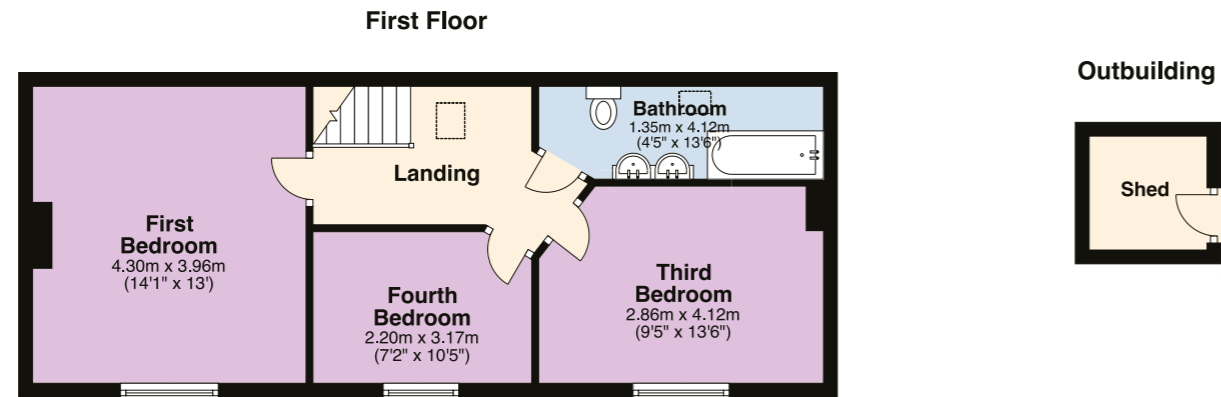
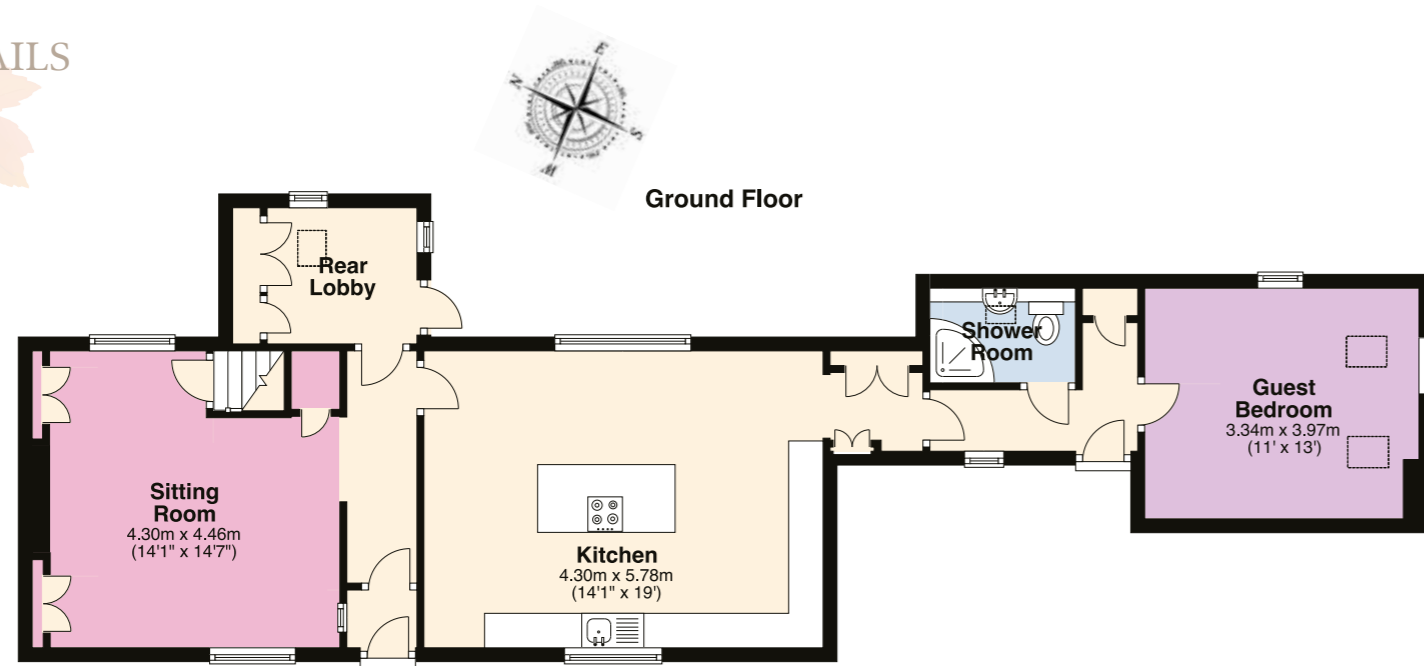
WHAT THE OWNERS LOVE...

“WE LOVE THE WARM FEEL OF THE HOME – STEEPED IN HISTORY; A HOME TO BE ENJOYED ALL YEAR ROUND.”



## THE FINER DETAILS

- Freehold
- Grade II listed
- Constructed 1870's
- Gas central heating
- Mains electricity, water and sewage
- Conservation area
- Peterborough City Council, tax band A



Ground Floor: approx. 77.7 sq. metres (836.4 sq. feet)  
 First Floor: approx. 49.3 sq. metres (530.5 sq. feet)  
 Outbuilding: approx. 2.8 sq. metres (30.3 sq. feet)  
 Total area: approx. 129.8 sq. metres (1397.3 sq. feet)

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## ON YOUR DOORSTEP

An architecturally bedazzling village, Bainton is brimming with listed buildings and is both a friendly and thriving rural village. Only a chime away is the neighbouring 800-year-old Anglican church, St. Mary's, welcoming new parishioners.

Head into the Georgian market town of Stamford and browse the boutique shops and refuel in the many bistros and bars. Burghley House is well worth a visit with its famous annual Horse Trials and impressive gardens.

Choose from a range of well-regarded state schools and renowned independent schools in the vicinity, including nearby Barnack C of E School and the independent Stamford Endowed Schools and Copthill School, both close by.



Embrace the outdoors with a trip to Tallington Lakes for water skiing, wakeboarding, windsurfing or more. Meanwhile, the cycle trails and fishing opportunities of Rutland Water are within a 25-minute drive. Enjoy rurality whilst retaining a connection to the cities: Peterborough is only 20 minutes' drive away with mainline rail links to London King's Cross within 45 minutes.

## LOCAL INFORMATION

- Stamford 4.8 miles (11 minutes)
- Market Deeping 5.1 miles (11 minutes)
- Peterborough Railway Station 9.6 miles (20 minutes)
- Bourne 10 miles (20 minutes)
- Witham on the Hill 11 miles (20 minutes)



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