



THE OLD
STABLE HOUSE
STAMFORD



A HOME WITH PRESTIGE

An ornate stone archway heralds a grand arrival at the home. Nestled along Scotgate, this home's previous incarnation was as both a stable house and shop.

Make your way inside, through the handsome front door, to be instantly greeted by high ceilings, ornate, fluted architraves, and herringbone parquet flooring.



Combining characterful, Victorian, stone-built charm with comforting contemporary refurbishments, welcome to The Old Stable House, a charming Grade II listed home in the heart of Stamford.



FEAST YOUR EYES

A contemporary palette of grey, white, and blue provides a glimpse of the exquisite programme of renovation this home has undergone. Ahead, discover the impressive, newly fitted kitchen, where vertical radiators, glass pendant lights and a smooth, white quartz-topped central island are the hallmarks of modernity.

Stylish indigo blue, Shaker-style cabinetry – housing a plethora of appliances - extends floor to ceiling, adding a flourish of drama to the chic

finish of the room, whilst Farrow & Ball Calamine harmonises with the lighting. Light pours in through the large sash window, allowing a glimpse of the south-facing courtyard garden.

Flowing effortlessly on from the kitchen is an inviting snug, dressed in blush pink and illuminated by natural daylight flowing in through the window. Next, discover a laundry room with stable door to the courtyard and a handy guest cloakroom.





Entertain your guests in style in the elegant dining room. Dressed in Farrow & Ball Hague Blue, crisp white plantation shutters frame the enormous sash window to the front. Flowing seamlessly off from the kitchen, this atmospheric room features a ceiling rose and traditional cornicing with a deep, arched alcove.



RELAX AND UNWIND

Return to the entrance hallway and retire to the sumptuously-sized sitting room. Again decorated in dramatic inky tones, plantation shutters are fitted to a large sash window which fills the room with light. Herringbone parquet flooring underfoot, a ceiling rose and elegant cornicing to the high ceiling add character alongside a wood-burning stove, inset in the chimney breast beneath a red brick lintel.



Ascending the stairs to the first-floor landing, stylish sanctuary awaits within the next two double bedrooms; one featuring a run of fitted wardrobes and a stylish wet room.

WHAT THE OWNERS LOVE:

“WE LOVE THE CHARACTER THE HOME HAS TO OFFER, AND LIVING SO CLOSE TO THE TOWN CENTRE FOR ALL OF STAMFORD’S AMENITIES.”



REFRESH AND REVIVE

The Old Stable House features three double bedrooms, with the first being tucked away to a tranquil basement level; stone steps from the hallway lead to this lower level where you’ll find a large bedroom naturally illuminated from the pavement windows above, with space to work from home, and an en suite shower room.

BOUTIQUE RETREAT

The final bedroom echoes the same restful tones with blush pink, white and blue motifs. A decorative fireplace adds original period charm along with a sash window to the front.

Thoughtfully designed as a Jack and Jill to the family bathroom, the sumptuous, recently fitted bathroom lies ahead. With chevron flooring underfoot, the classic character continues with a luxurious, freestanding bathtub supplemented with a large, walk-in shower, double wash basin with vanity unit and lavatory.



SUNNY SANCTUARY

Secluded and enclosed, the sunny, south-facing, walled courtyard creates the perfect spot to host summer barbeques with friends and lazy weekend breakfasts sipping freshly brewed coffee and buttery croissants. A side gate offers swift entry with muddy boots and paws after a walk around the town and surrounding countryside.



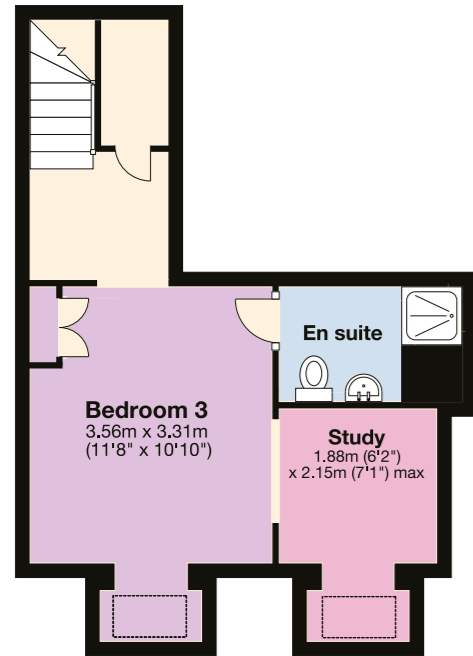
THE FINER DETAILS

Freehold
Grade II listed
Constructed 1844
Gas central heating
Mains electricity, water and sewage
South Kesteven District Council, tax band D
EPC rating D

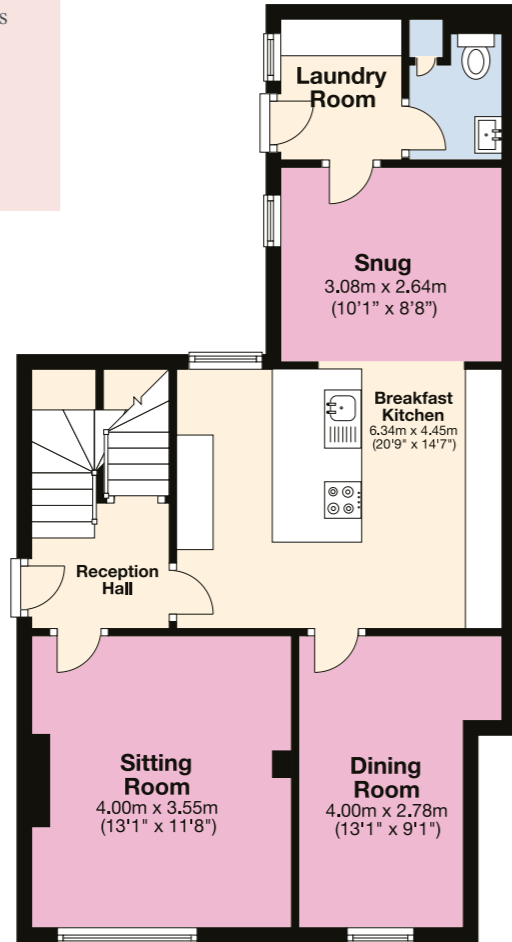
Ground Floor: approx. 62.2 sq. metres (669.3 sq. feet)
First Floor: approx. 49.0 sq. metres (527.3 sq. feet)
Basement: approx. 30.6 sq. metres (329.0 sq. feet)
Total area: approx. 141.7 sq. metres (1525.6 sq. feet)



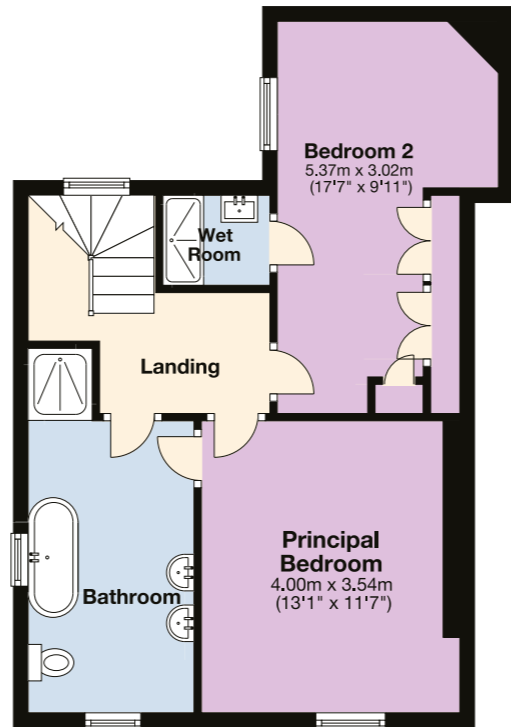
Basement



Ground Floor



First Floor



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NEAR AND FAR

Centrally located, step out along the cobbled streets of the historic market town of Stamford, where architecturally unique buildings add to its sense of prestige and charm.

Stroll into town and explore its treasury of award-winning independent retailers, bars, cafes and restaurants – capturing the best of modern living while preserving the history and heritage of this very special place.

For young families, Stamford offers first class state and independent pre and primary schools. A choice of outstanding secondary education includes the Stamford Endowed Schools and Oakham, Uppingham and Oundle Schools - all within easy reach for both day and boarding provision.

For days out and leisure close by, visit the 16th century Burghley House, an historic Elizabethan country manor house on the outskirts of the market town. Owned by the Cecil family, Burghley House is famed for its eponymous horse trials which take place annually in the summer months.

Jump on your bike and explore the trails around Rutland Water, where families can also tackle the obstacles at one of the largest Aqua Parks in the UK. From sailing and fishing to walking and picnicking there is plenty to enjoy at Rutland Water, with numerous golf courses also close by.

Professionals can commute with ease from the local Stamford Railway Station, with its one-stop link to Peterborough, and connections to London King's Cross.

LOCAL DISTANCES

- Oakham 11 miles (17 minutes)
- Uppingham 12 miles (21 minutes)
- Bourne 12 miles (24 minutes)
- Peterborough 15 miles (27 minutes)
- Leicester 30 minutes (53 minutes)





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