



# WALSOKEN HOUSE

STAMFORD





Capturing the essence of refined Georgian architecture, Grade II listed Walsoken House sits within the ancient walls of Stamford, in the historic setting of St. Peter's Street, blending Regency elegance with contemporary comfort in classic townhouse style.







## Georgian glamour

Stepping through an imposing entrance, a tall archway frames the main hallway and vista to the garden beyond. Dressed in calming shades of pale blue, the light-filled hall opens onto a sweeping staircase with curved handrail.







## Light-filled living

Handsome and elegant proportions epitomise this grand home as you enter the drawing room to generous full-length double reception rooms, with magnificent Regency windows to the front and rear.

The drawing room has an airiness, with sophisticated plaster cornicing embellishing the tall ceiling. A large bow window frames a picturesque view of a secluded walled garden below.



A home whose beauty grows as you move through it: double doors lead into a formal dining room where the pale décor is punctuated by crisp whites and the feature of a beautifully intricate, original ceiling rose. Light streams through the bow window, amplifying the brightness of the room and the long, elegant view through the drawing room to the garden. On winter evenings, warm yourself by the crackle of the open fires.

The dining room links back to the marble-floored entrance and rear hallway giving formal access to the garden. A guest cloakroom with lavatory completes this floor.







## Opulent features

Admire the galleried height of the original staircase as you ascend through the house to the bright and spacious first floor landing.

The sunny morning room study overlooks the garden and is dressed in sage green and soft yellows, with restored original floorboards. A large sash window overlooks the garden and beautiful mature cherry tree, splendid in springtime blossom. The peaceful atmosphere gives the potential for this room to be enjoyed as a serene and quiet first bedroom.

The principal bedroom sits to the front of the house with a calm elegance encapsulated by a décor in neutral tones and tall sash windows.

Refresh and revive in a luxurious en suite bathroom with porcelain tiles and underfloor heating, walk-in shower, twin-basin vanity unit, lavatory, and claw-footed slipper bath. Returning to the main landing, discover a walk-in dressing room, which could easily be repurposed as a single bedroom.







Time to explore the second floor and discover what would once have been the servants' quarters; now three spacious double bedrooms with beautiful views high above the Welland Valley.

An unexpected delight is the exceptionally tall ceiling height and spacious proportions on this upper level. With original floorboards, picture rails, generous sash windows and deep

sills, the top floor has its own elegance. Collyweston slate rooftops, church spires and far-reaching country views are visible at every angle.

Also on this level is a generous walk-in linen closet and charming bathroom, with original waxed wooden flooring, roll-top bath, walk-in shower and a separate lavatory.







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## Feast your eyes

Making your way down the stairs to the lower ground floor, sense the history once more when stepping onto the ancient flagstones of the warm and welcoming breakfast room.

Originally housing the working kitchens of a busy Georgian household, this floor has large, exposed beams and two handsome limestone inglenook fireplaces, now with a traditional Aga and a modern range cooker. The breakfast room, kitchen and garden flow through the space making a perfect family hub for relaxed and joyful entertaining all year round.

The breakfast room, in a rich Georgian red creates a cosy, intimate atmosphere. With the delicious warmth of an Aga in winter and double doors to the garden in summer, this room is ideal for hosting large Christmas lunches and informal summer parties.

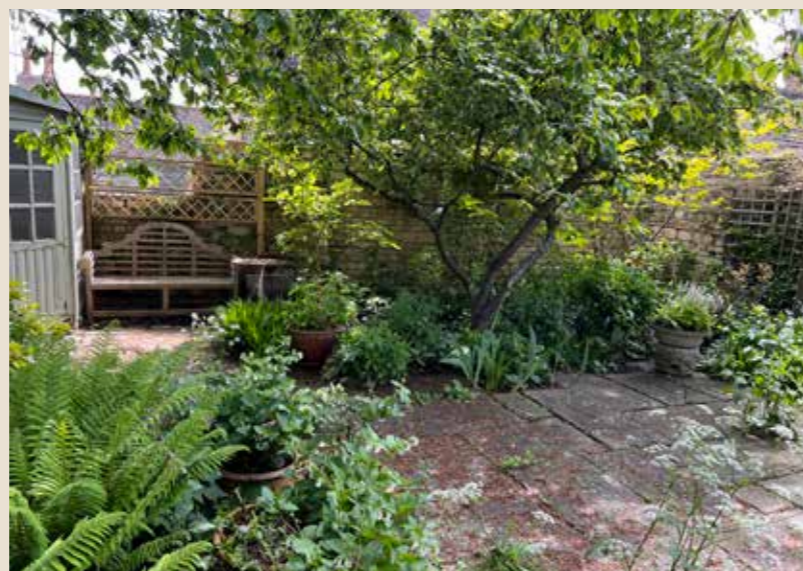


Entertain family and friends with ease as the space flows into a well-appointed fitted kitchen with wooden flooring, wooden cabinetry and a central island. Tucked off the kitchen is a traditional walk-in pantry.

Two further walk-in storerooms on this floor provide ample space for a butler's pantry and laundry room.







## A tranquil oasis

A home with romance at its heart. French doors open out to a pretty, professionally-designed south-facing courtyard garden.

The lower terrace brings the garden to the curved walls of the breakfast room with beds filled with roses and lavender and feature flooring of reclaimed curved bricks: this sunny spot is perfect for morning coffee or working al fresco.

Curving stone steps lead up to an open courtyard ideal for formal dining and partying, and quiet corners to place an elegant bench for relaxing with a cup of tea. Evening sun by the summerhouse is perfect for a 'gin-and-tonic corner' to unwind after a long day.

Planted for privacy, the garden encircles each terrace creating a haven for songbirds which nest in crevices of the ancient stone walls.

A stunningly beautiful mature cherry tree gives a lovely light quality and some welcome dappled shade to an otherwise open, sunny space. There is an air of tranquility to this very English garden. Wine, dine and entertain to your heart's content in this chic and central, historic home.



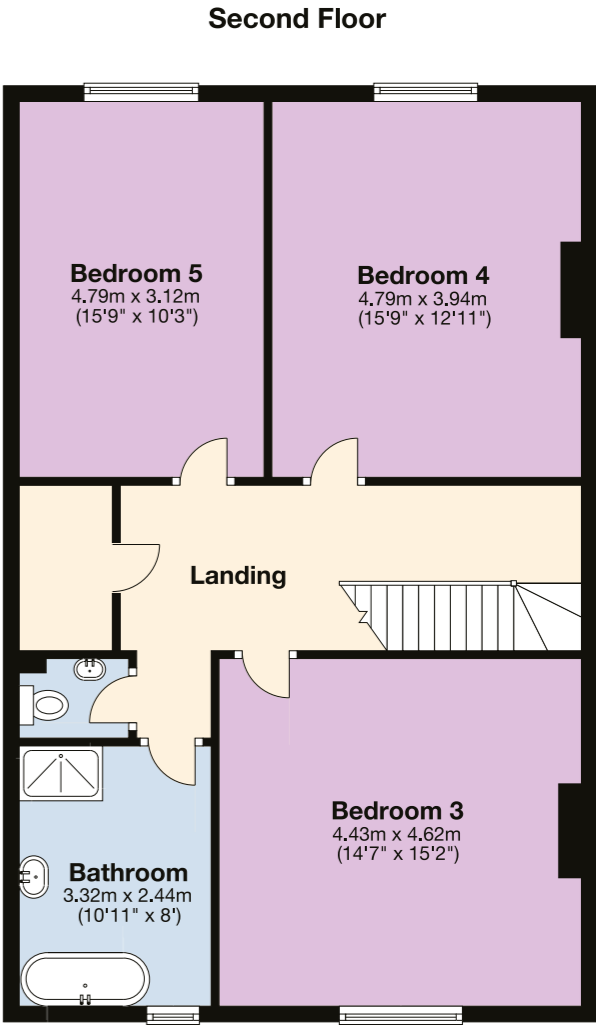
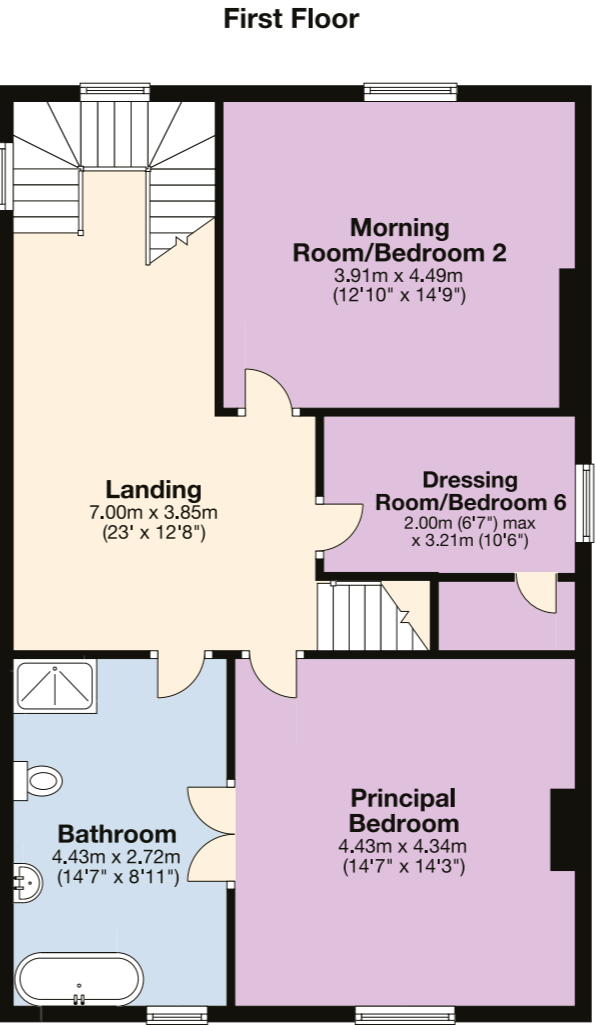
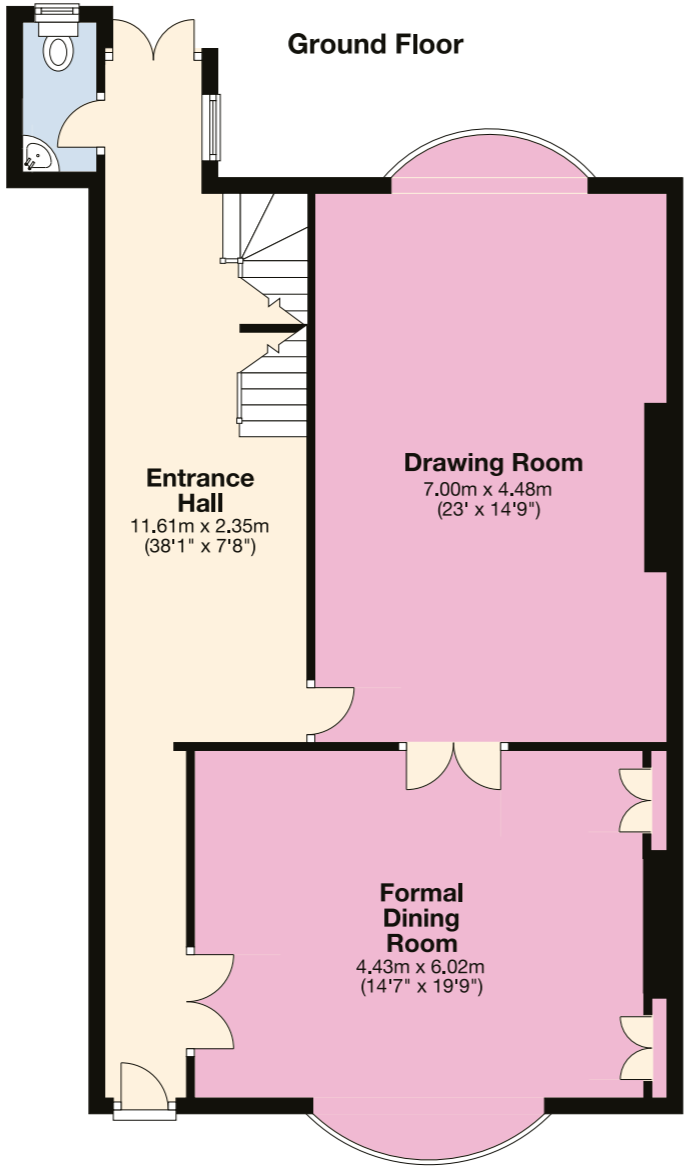
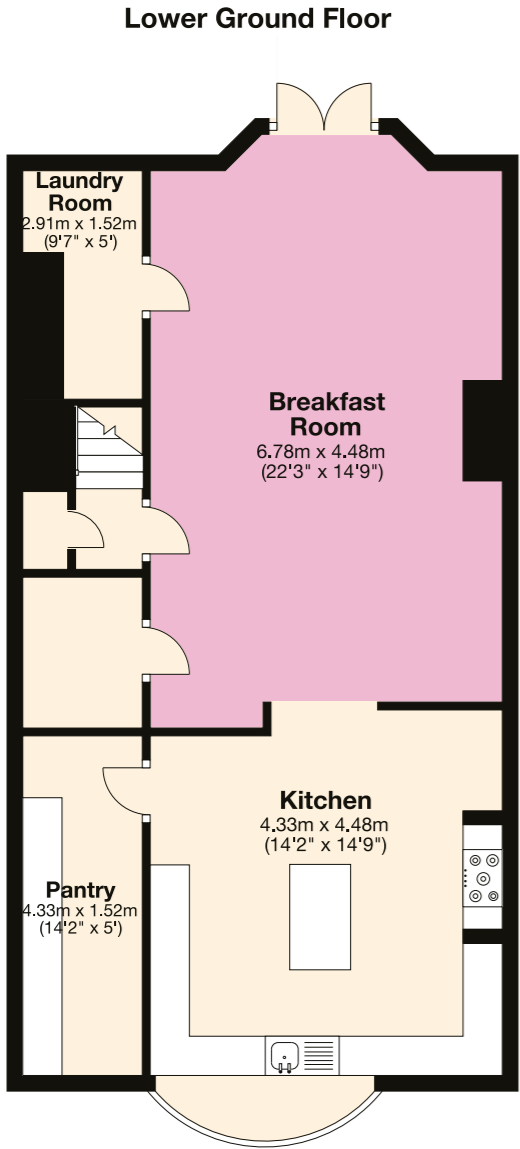


# Finer Details

Freehold  
 Grade II listed  
 Late 18th century  
 Gas central heating

Mains electricity, water and sewage  
 South Kesteven District Council, tax band G  
 Two garages available nearby to rent by arrangement  
 Residents' parking permit

Lower Ground Floor: approx. 71.9 sq. metres (774.2 sq. feet)  
 Ground Floor: approx. 87.5 sq. metres (941.9 sq. feet)  
 First Floor: approx. 82.6 sq. metres (889.0 sq. feet)  
 Second Floor: approx. 82.6 sq. metres (889.0 sq. feet)  
 Total: approx. 324.6 sq. metres (3494.2 sq. feet)



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# Top of the town

Sitting comfortably amidst over 600 listed buildings of mellow, local limestone, it is not difficult to see how Stamford came by John Betjeman's accolade of 'England's most attractive town'.

A quick tour of its thriving high street with independent boutique stores, restaurants and coffee shops quickly reveals why it was not long ago cited by the Sunday Times newspaper as Britain's Top Place to Live.

Aside from its quaint cobbled streets and impressive architecture, Stamford is famed for its weekly market and fortnightly farmers' market, held on Fridays.

Take a stroll through the glorious grounds of Burghley House, enjoy a day out at Tallington Lakes Leisure Park or navigate the waters at nearby Rutland Water. Stamford Meadows and the River Welland are easily accessible for early morning dog walks and with many attractive local village pubs and restaurants to discover in the

surrounding area, it is also possible to combine long country rambles with excellent dining.

Families are ideally placed at Walsoken House, with a selection of fine educational establishments including the Endowed Schools on your doorstep, and Oakham, Uppingham and Oundle Schools nearby.

Commuting is straightforward, with Stamford's easy rail links to Peterborough and onward to London's King's Cross, making daily commuting a real possibility.

Purchasing a resident's parking permit will enable you to park close to the house and two side-by-side garages within a two minute walk are available to rent by arrangement. All-day visitor parking permits can be purchased from the council to cater for friends and family.

Combine a modern lifestyle with the inimitable charm of a stylish home in this bustling and historic market town.

## LOCAL DISTANCES

- Oakham** 12 miles (18 minutes)
- Uppingham** 12 miles (22 minutes)
- Peterborough Railway Station** 13.5 miles (19 minutes)
- Oundle** 15 miles (25 minutes)
- Grantham** 23 miles (29 minutes)







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