



15 ALL SAINTS PLACE



STAMFORD



Divinely situated, across from All Saints' Church in the heart of Stamford, sanctuary awaits, at No. 15, All Saints Place.

Dating back to the 1780s, this handsome Grade II listed home stands central to all the shops, cafes, bars and bistros of Stamford.



# SANCTUARY AWAITS

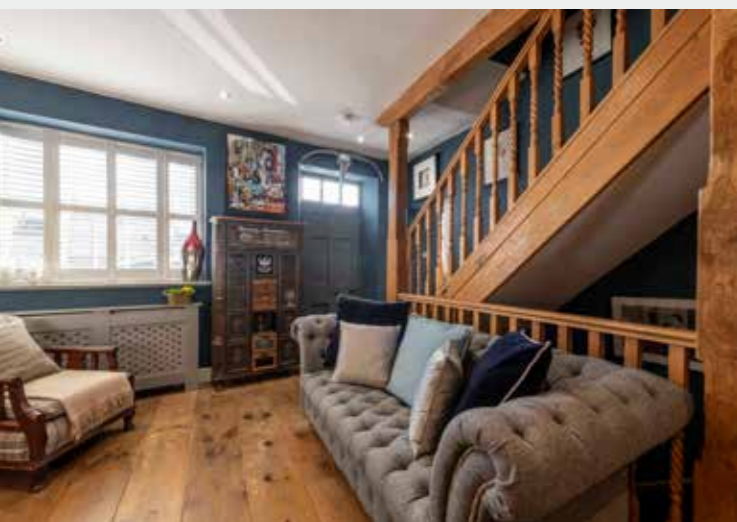
Step inside and leave the pitter and pace of this thriving market town on the cobbles outside the front door.

On the left, lies the spacious sitting room, where contemporary shades of denim blue and white bring a refreshing feel, a comforting contrast to the characterful period stone of this home's design. Fitted cabinets are painted a fresh white, with wooden flooring underfoot.

Wooden bifold doors open to reveal the perfect place to work from home and a lobby area that leads to outside.

Overlooking the church, to the right of the front door is the snug. Light streams in through shuttered windows to the front, enhancing the tone of the wooden flooring underfoot. Ample storage can be found in the built-in cupboards, with traditional wrought ironwork hinges and latches. The ornamental fireplace creates an attractive focal point.

Tucked away to the rear of the snug is a cloakroom, neatly furnished and set across from the stairs leading down to the kitchen.





## EXQUISITE FEATURES

Beautifully renovated throughout, the balance of classic and contemporary is struck in each and every room, with the kitchen a shining example of this accord, nestled beneath the curve of the plaster and timber-clad barrel-vaulted ceiling.

Cabinets provide storage beneath wooden worktops, with a striking copper-topped breakfast bar peninsula ideal for casual dining. An integrated sink and space for a Range-style cooker, dishwasher, washing machine and fridge-freezer make this a highly functional and stylish kitchen, with every inch of space utilised to its best capacity (including a handy wine store).

Opening up to the left into a dining area, entertain family and friends in an intimate, and inimitable setting.

Returning to the snug, light drifts in through the fanlight above the front door, illuminating the staircase ahead.





## SLEEP SOUNDLY

At the top of the stairs, branch right to sneak a peek at the first bedroom. Awash with light, this characterful room is dressed in white and grey, with a handsome exposed brick chimney breast and shower room en suite. Shuttered windows present beneficent views out over the church across the way.

To the other side of the staircase sits the second bedroom, also offering a peaceful outlook towards the church. Cleanly dressed in white, this double bedroom features an ornamental fireplace, with deep alcoves ideal for a desk and drawers. Freshen up in the grey, metro-tiled shower room en suite.



On the uppermost level awaits the principal suite. Beautifully refurbished, sunken spotlights and smoothly plastered walls painted in creamy white emphasise the modern, sophisticated finish of the home.

With a separate shower and claw footed, roll top bathtub, the spacious en suite is a luxurious sanctuary, with a quirky internal window delivering light through to the stairs below.

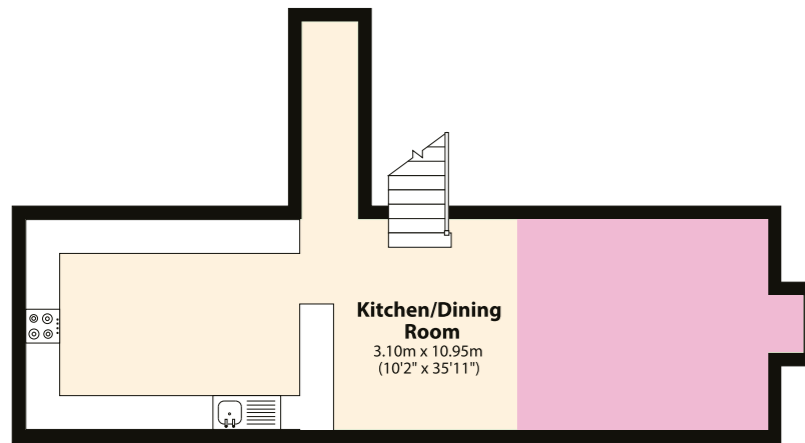
## THE FINER DETAILS

Freehold & Flying Freehold  
Late 18th century  
Recently refurbished  
Grade II listed  
Conservation area

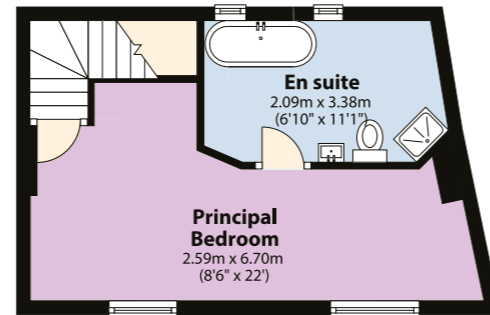
Gas central heating  
Mains electricity, water and sewage  
South Kesteven District Council,  
tax band D

Ground Floor: approx. 56.8 sq. metres (610.9 sq. feet)  
First Floor: approx. 40.1 sq. metres (431.2 sq. feet)  
Second Floor: approx. 26.0 sq. metres (280.3 sq. feet)  
Basement: approx. 36.8 sq. metres (396.1 sq. feet)  
Total area: approx. 159.7 sq. metres (1718.5 sq. feet)

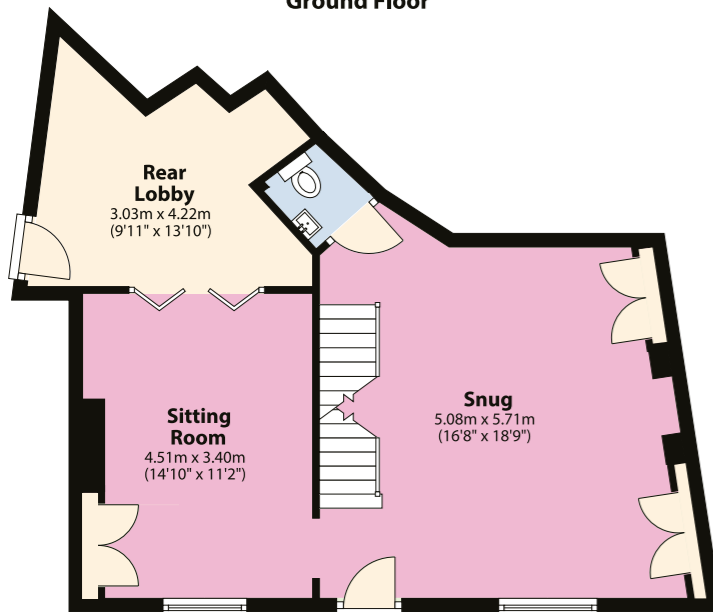
**Basement**



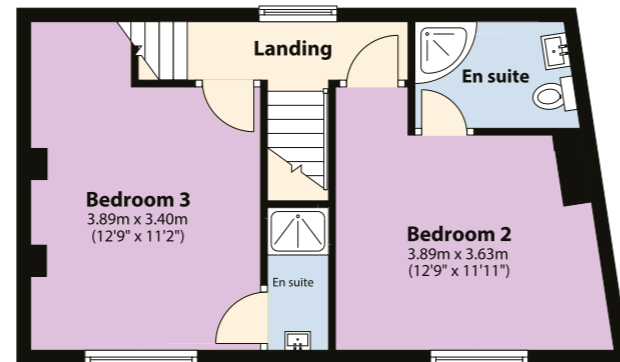
**Second Floor**



**Ground Floor**



**First Floor**



## OUT AND ABOUT

Perfectly placed in the centre of Stamford, explore all that ensures this picturesque market town consistently makes the Sunday Times 'Top Places to Live' in Britain list.

Nestled amidst the 600 or so mellow limestone listed buildings dating back to the 17th and 18th centuries, Sir Walter Scott once declared Stamford to be 'the finest stone town in England'.

Across from All Saints Church (Stamford is home to a remarkable number of handsome, medieval churches), the Post Office and The Crown, a fantastic local pub and hotel, are all just a short walk from the front door.

Explore the selection of independent boutiques, sample the cuisine at a range of restaurants and call in for coffee at one of the numerous cafes. Pick up all the essentials for your Sunday roast and full English breakfast from Stamford's acclaimed weekly market, held on Fridays.

With so much culture close by, tour the gardens at Burghley House, or enjoy a day out at Rutland Water, or Tallington Lakes Leisure Park.

Families are well served by excellent local schools, including Stamford Endowed Schools and Oakham, Uppingham and Oundle Schools - all within easy reach.

For travel further afield, catch a train from Stamford Station, picking up a connection at Peterborough to London King's Cross.

## 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)

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