



# 4 Tinwell Road, Stamford

Guide Price £700,000



## 4 Tinwell Road

Stamford, Stamford

Located on the prestigious **Tinwell Road in Stamford**, this four-story cottage boasts a traditional façade that conceals its expansive and beautifully designed interior. The home is a perfect balance of elegance and comfort, providing its residents with a truly unique living experience.

Upon entering the home, you will find yourself in a welcoming entrance hall on the ground floor, where the heart of the home lies. The kitchen, equipped with modern conveniences, is the culinary epicentre of the home. Adjacent to the kitchen is a formal dining room that's perfect for gatherings and intimate dinners. A laundry room is thoughtfully placed at the opposite end of the house, ensuring functionality without compromising the home's aesthetic flow. Completing the ground floor is a cloakroom with WC, a discreet yet essential feature.

Descend to the lower ground floor to discover the living room, a sanctuary of relaxation and warmth. The living room is highlighted by a log burner nestled within an inviting fireplace. This level also hosts a craft room or study, complete with its own fireplace, offering a versatile space for creativity or work.

The first floor is home to two double bedrooms, each meticulously designed to provide comfort and tranquillity. These rooms share access to a family bathroom, elegantly appointed to cater to the needs of residents and guests with both grace and efficiency.

The second floor features a double bedroom with the luxury of an en-suite bathroom. It's a private haven located on the home's top story, ensuring a secluded escape. A single bedroom also resides on this level, perfect for family, guests, or as a personal study space.



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Stamford, Stamford

Despite its initial appearance as a modest cottage, this property reveals a surprising depth of space across its four levels, each floor designed to maximize both comfort and functionality. The inclusion of four fireplaces, including the living room's log burner, infuses the home with warmth and character, creating an ambience of welcoming elegance throughout.

The outdoor courtyard garden offers a tranquil setting for relaxation and outdoor enjoyment, an extension of the home's charm in the open air.

This Tinwell Road cottage is a testament to the beauty of surprise, offering an interior that extends far beyond its quaint exterior. It stands as a unique blend of space, design, and location, making it a coveted retreat in the heart of Stamford.

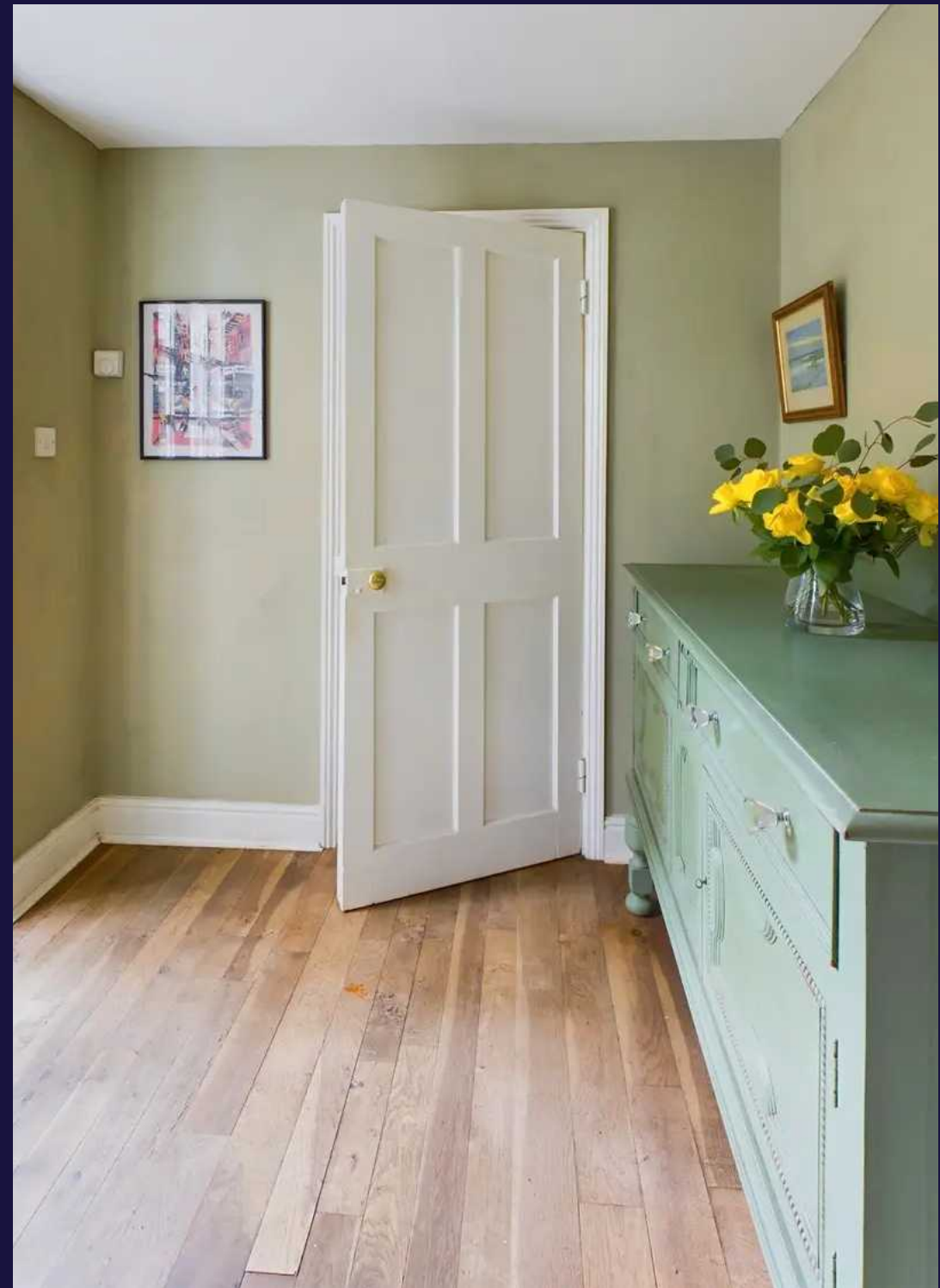
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Character property in the heart of Stamford
- Coming to market for the first time in 24 years
- No chain
- Three reception rooms
- Four fireplaces
- Private courtyard garden
- Off road parking for a small car
- Three double bedrooms, one with en-suite







**Entrance Hall**  
6' 10" x 7' 2" (2.09m x 2.18m)

**Ground Floor Hallway**  
8' 0" x 3' 10" (2.44m x 1.17m)

**Dining Room**  
7' 9" x 9' 6" (2.37m x 2.89m)

**Kitchen**  
9' 11" x 14' 3" (3.02m x 4.34m)

**Laundry Room**  
7' 9" x 7' 1" (2.36m x 2.16m)

**Cloakroom WC**  
6' 2" x 2' 10" (1.88m x 0.87m)

**Garden Store**  
6' 11" x 13' 3" (2.11m x 4.03m)

**Lower Ground Floor Hallway**  
5' 7" x 9' 7" (1.71m x 2.91m)

**Living Room**  
14' 9" x 14' 1" (4.49m x 4.29m)

**Study / Hobby Room**  
11' 7" x 8' 9" (3.53m x 2.67m)

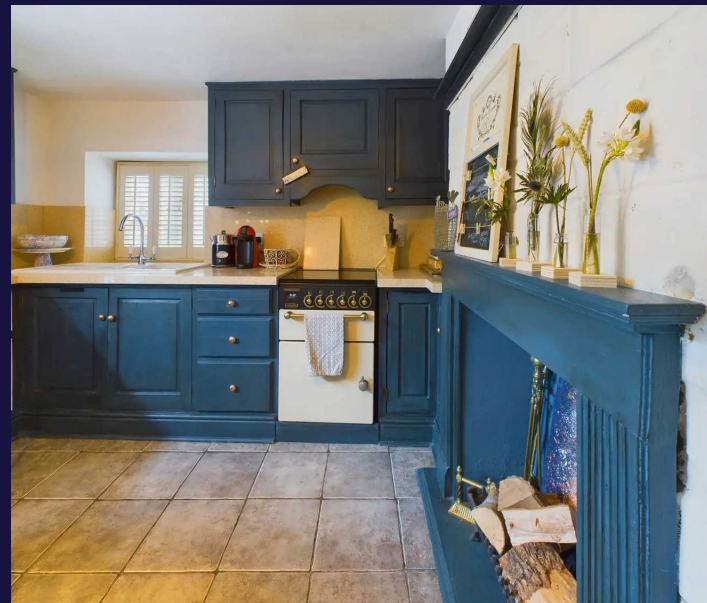
**First Floor Landing**  
7' 9" x 3' 10" (2.36m x 1.18m)

**Bedroom 1**  
9' 9" x 14' 2" (2.98m x 4.33m)

**Family Bathroom**  
7' 9" x 10' 2" (2.37m x 3.09m)

**Bedroom 2**  
15' 0" x 7' 1" (4.57m x 2.17m)

**Second Floor Landing**  
7' 10" x 4' 1" (2.40m x 1.24m)



**Entrance Hall**

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**Ground Floor Hallway**

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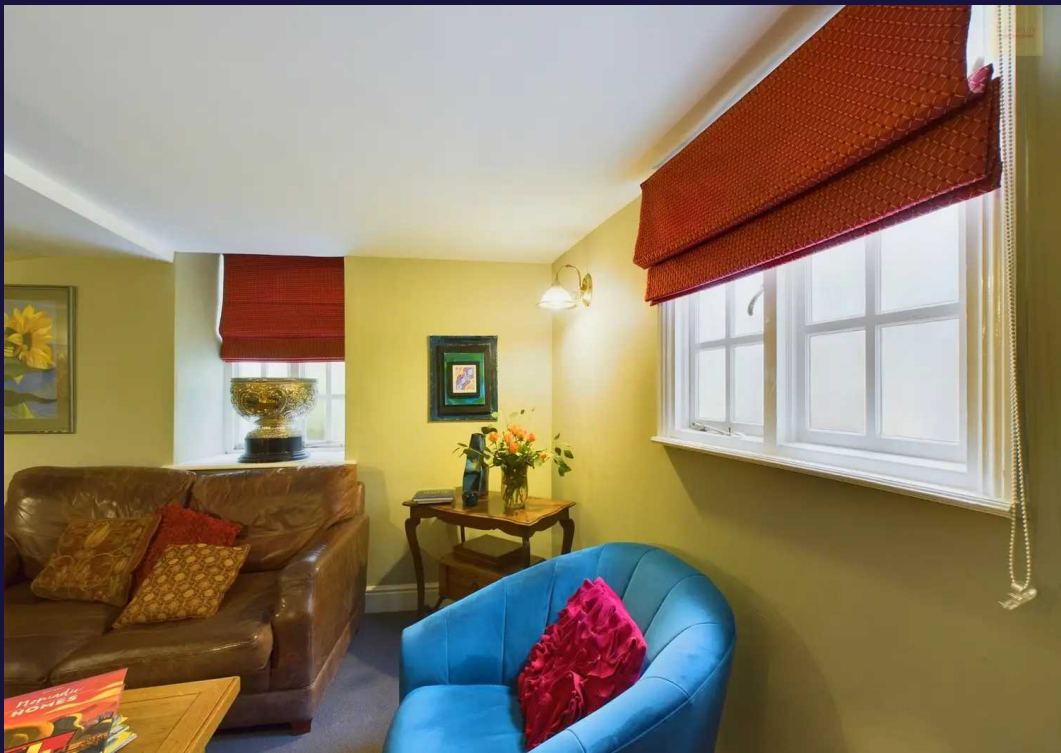
**Bedroom 2**

15' 0" x 7' 1" (4.57m x 2.17m)

**Second Floor Landing**

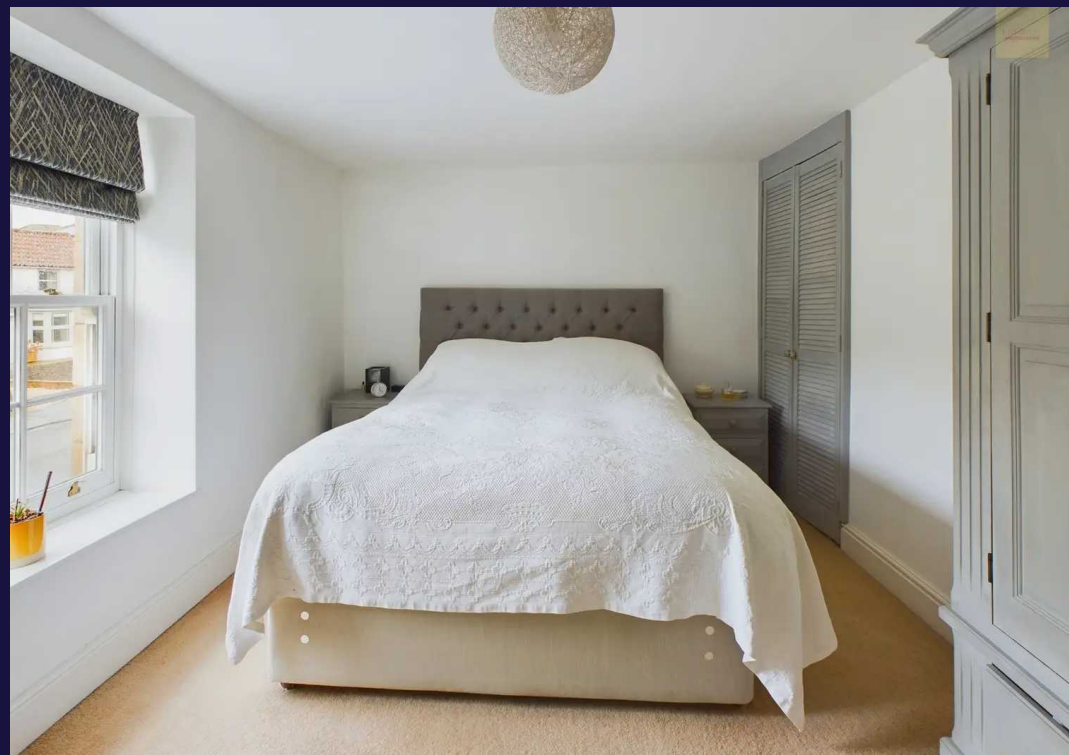
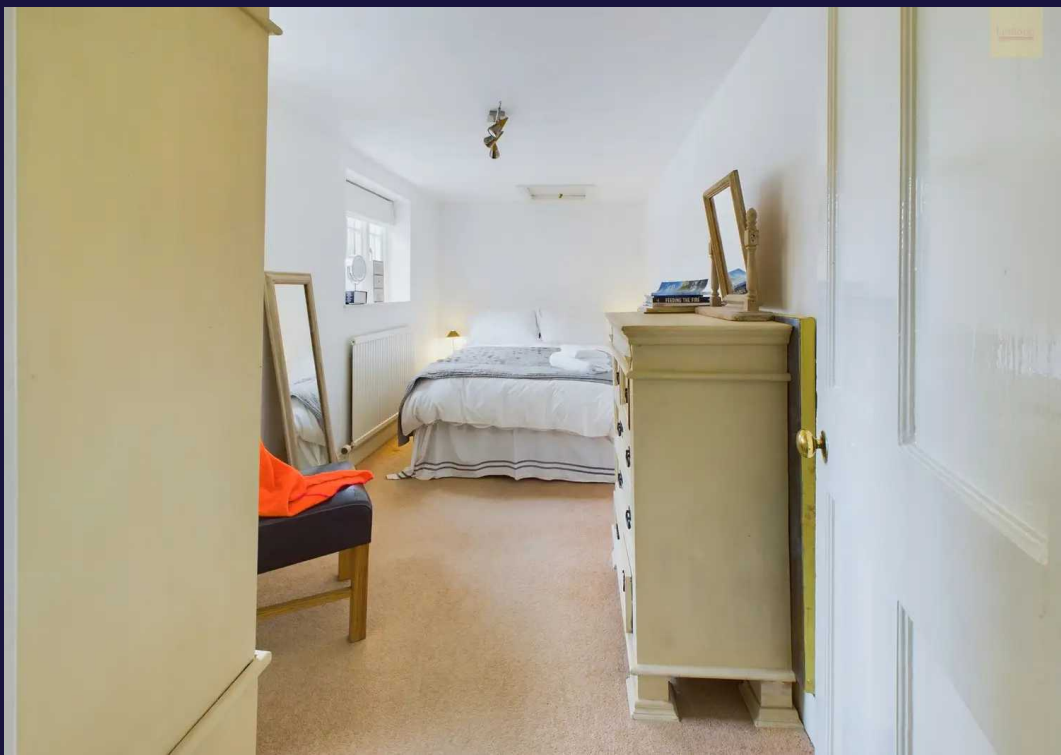
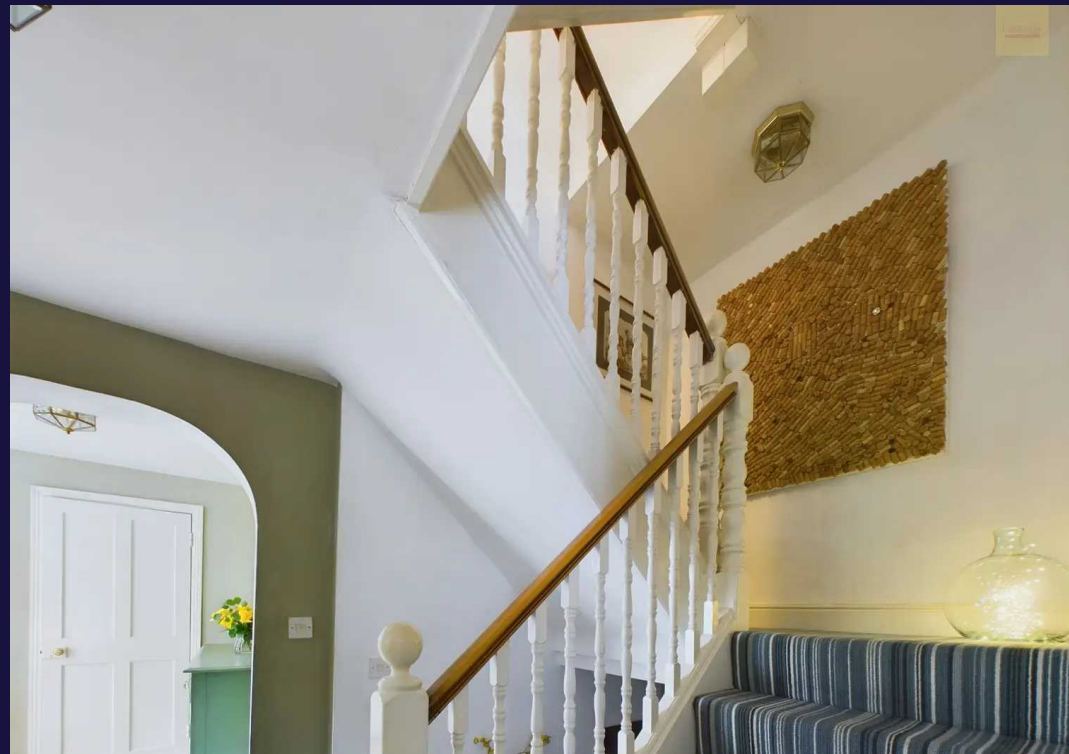
7' 10" x 4' 1" (2.40m x 1.24m)



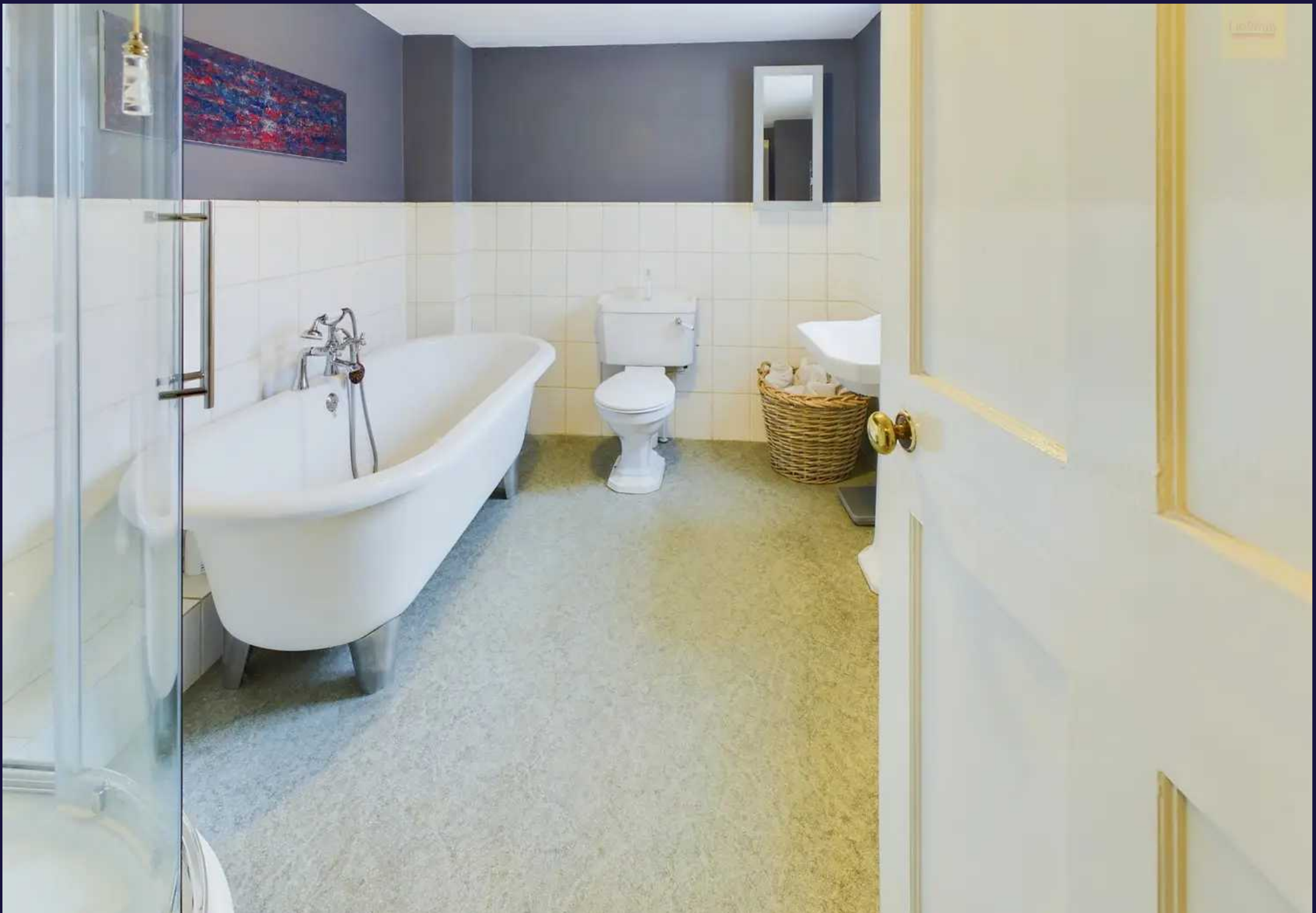


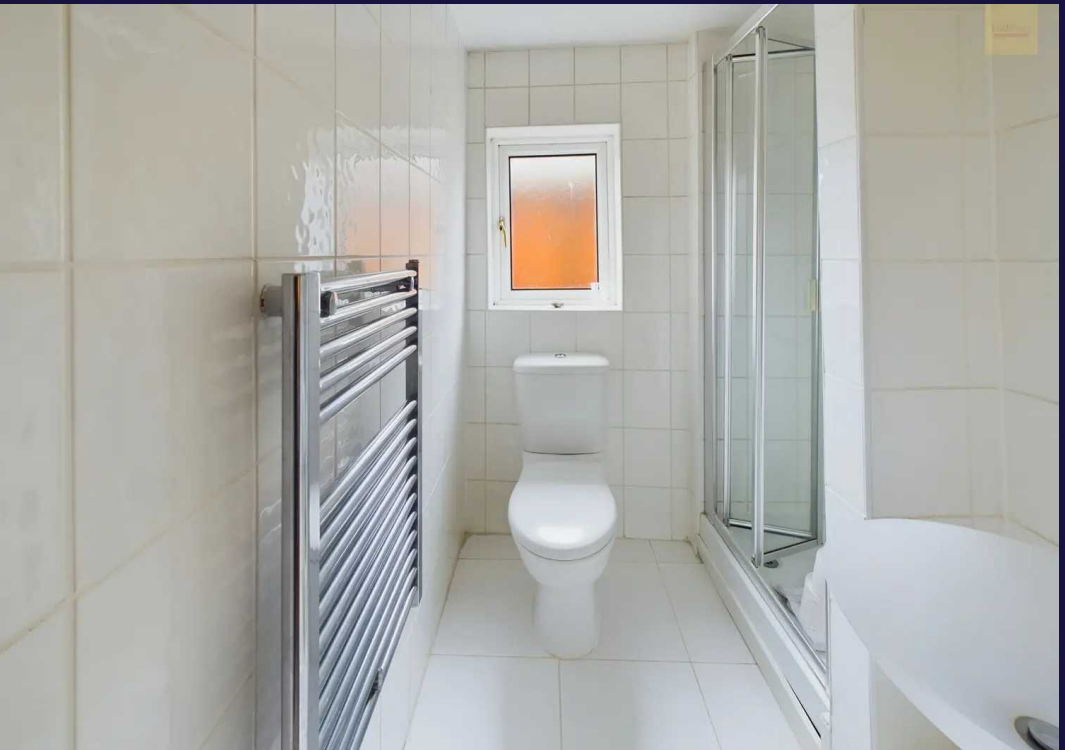
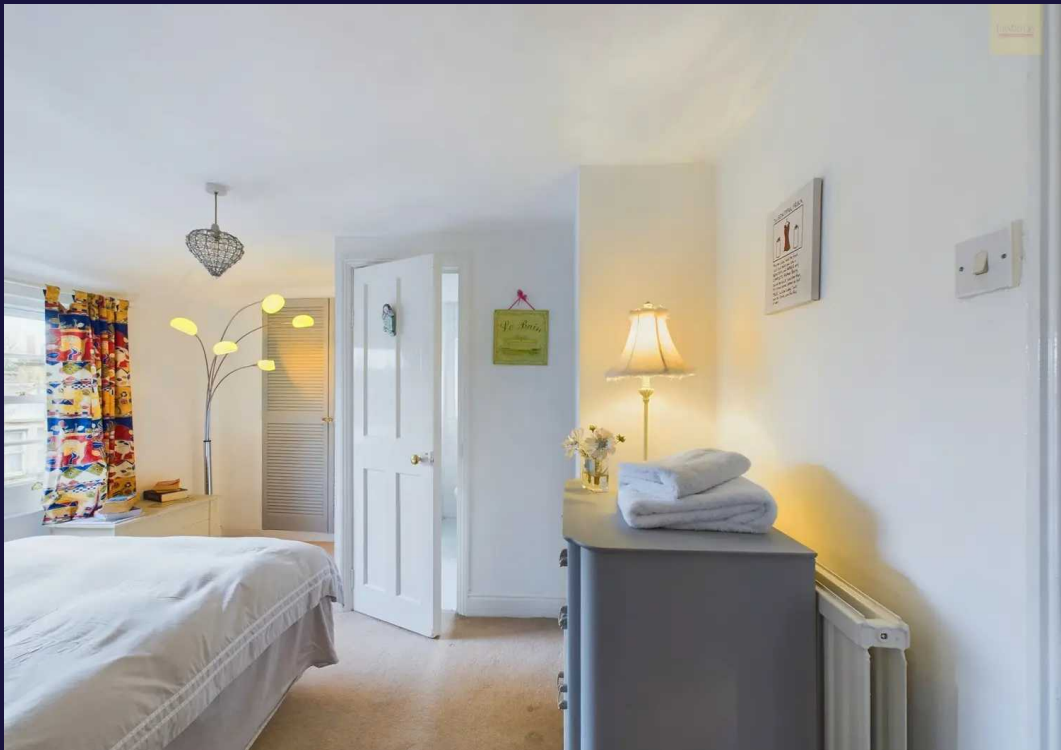
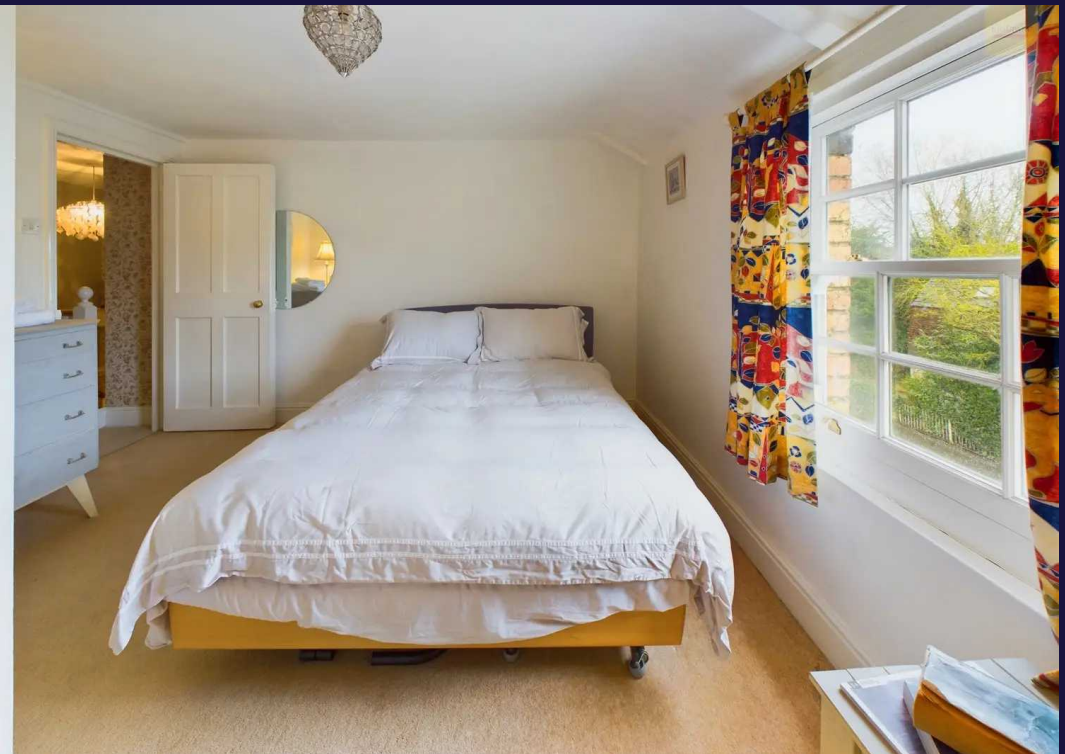




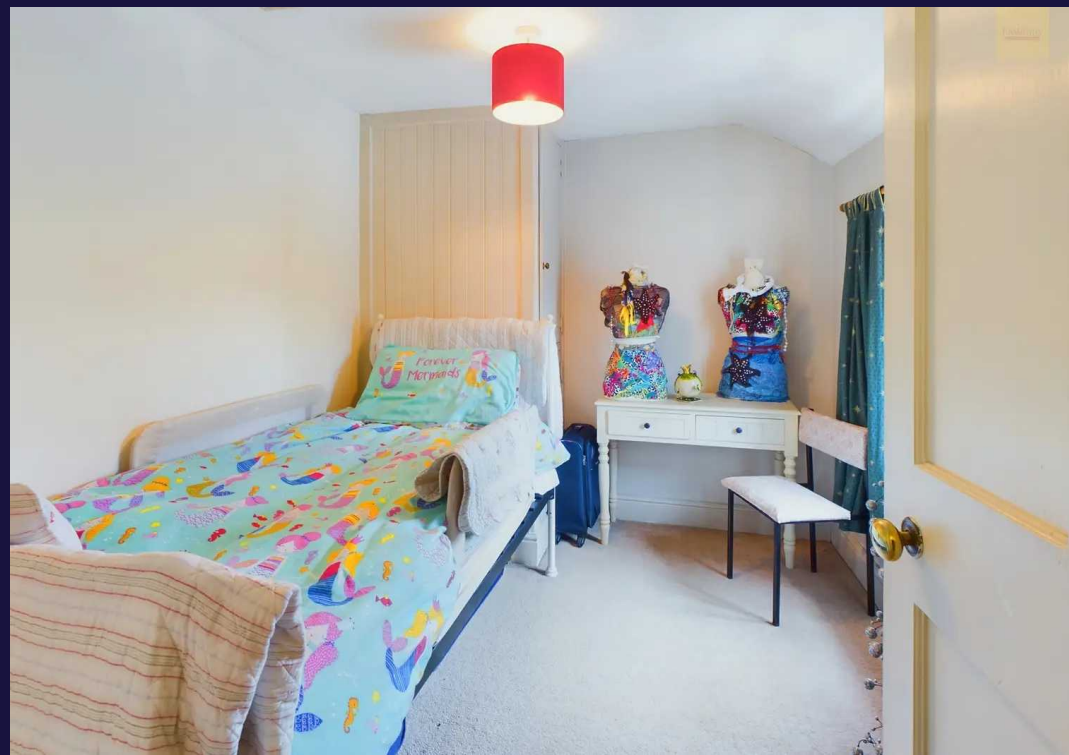
















## Garden

Nestled behind a modest gate along the driveway lies a spacious courtyard garden, a secret oasis accessible from both the dining room and the main entrance of the home. This garden, designed for seamless integration of indoor and outdoor spaces, is an ideal setting for summer gatherings and outdoor dining. It features a fully paved, easy-care layout enclosed by a tall wall, ensuring both privacy and a safe haven for pets—this hidden treasure is located in the heart of Stamford.

## DRIVEWAY

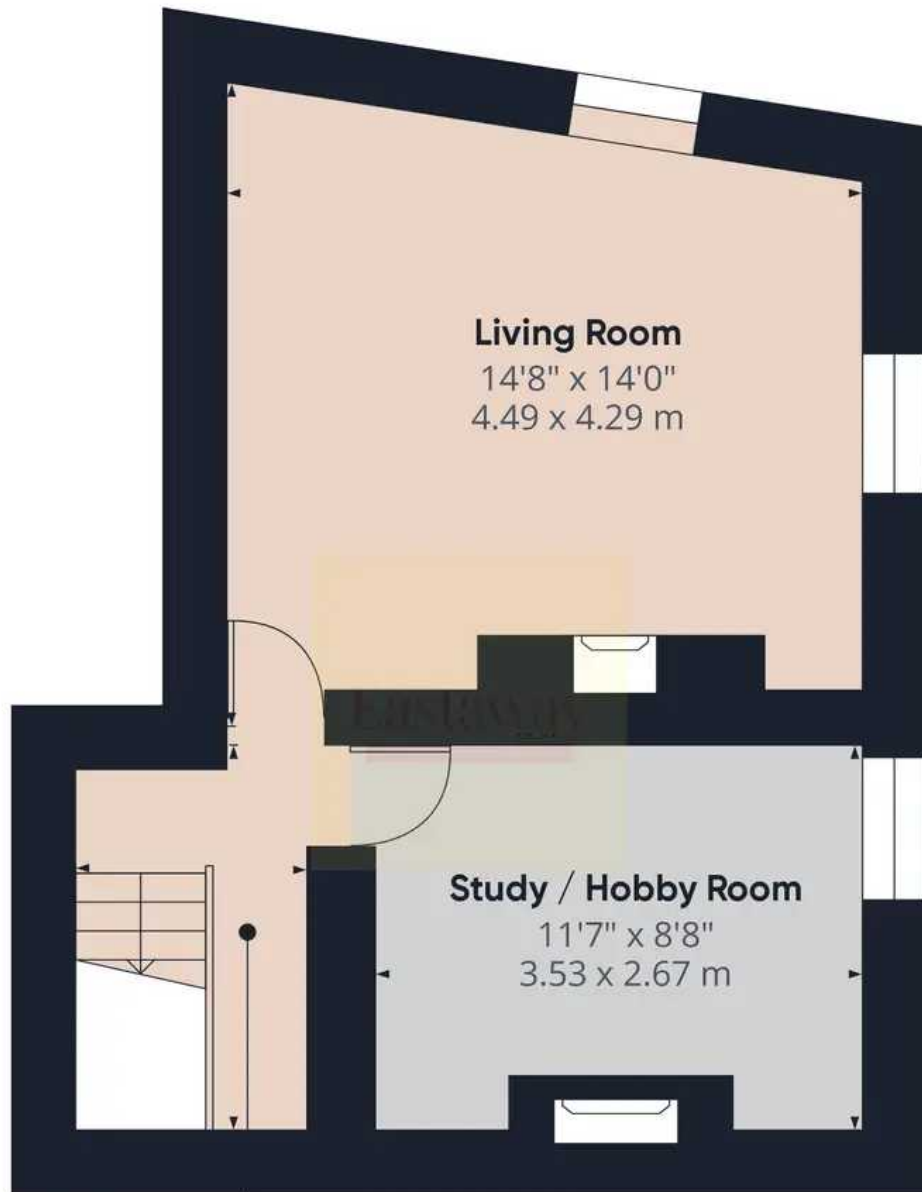
1 Parking Space

Driveway parking is available for a small vehicle.









**Hallway**  
5'7" x 9'6"  
1.71 x 2.91 m

**Living Room**  
14'8" x 14'0"  
4.49 x 4.29 m

**Study / Hobby Room**  
11'7" x 8'8"  
3.53 x 2.67 m

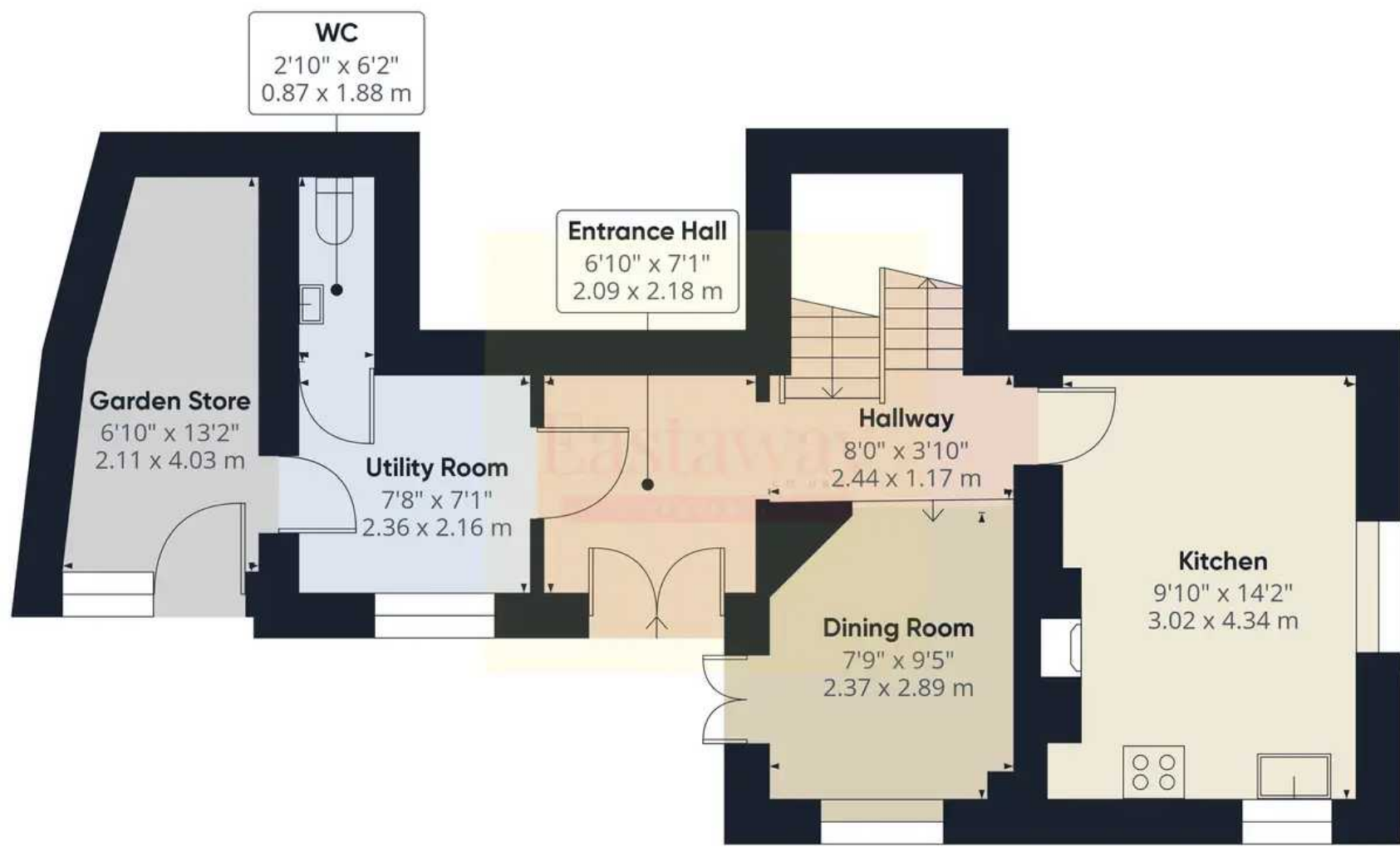
First Floor

**Approximate total area<sup>(1)</sup>**  
343.94 ft<sup>2</sup>  
31.95 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





**WC**  
2'10" x 6'2"  
0.87 x 1.88 m

**Entrance Hall**  
6'10" x 7'1"  
2.09 x 2.18 m

**Garden Store**  
6'10" x 13'2"  
2.11 x 4.03 m

**Utility Room**  
7'8" x 7'1"  
2.36 x 2.16 m

**Hallway**  
8'0" x 3'10"  
2.44 x 1.17 m

**Dining Room**  
7'9" x 9'5"  
2.37 x 2.89 m

**Kitchen**  
9'10" x 14'2"  
3.02 x 4.34 m

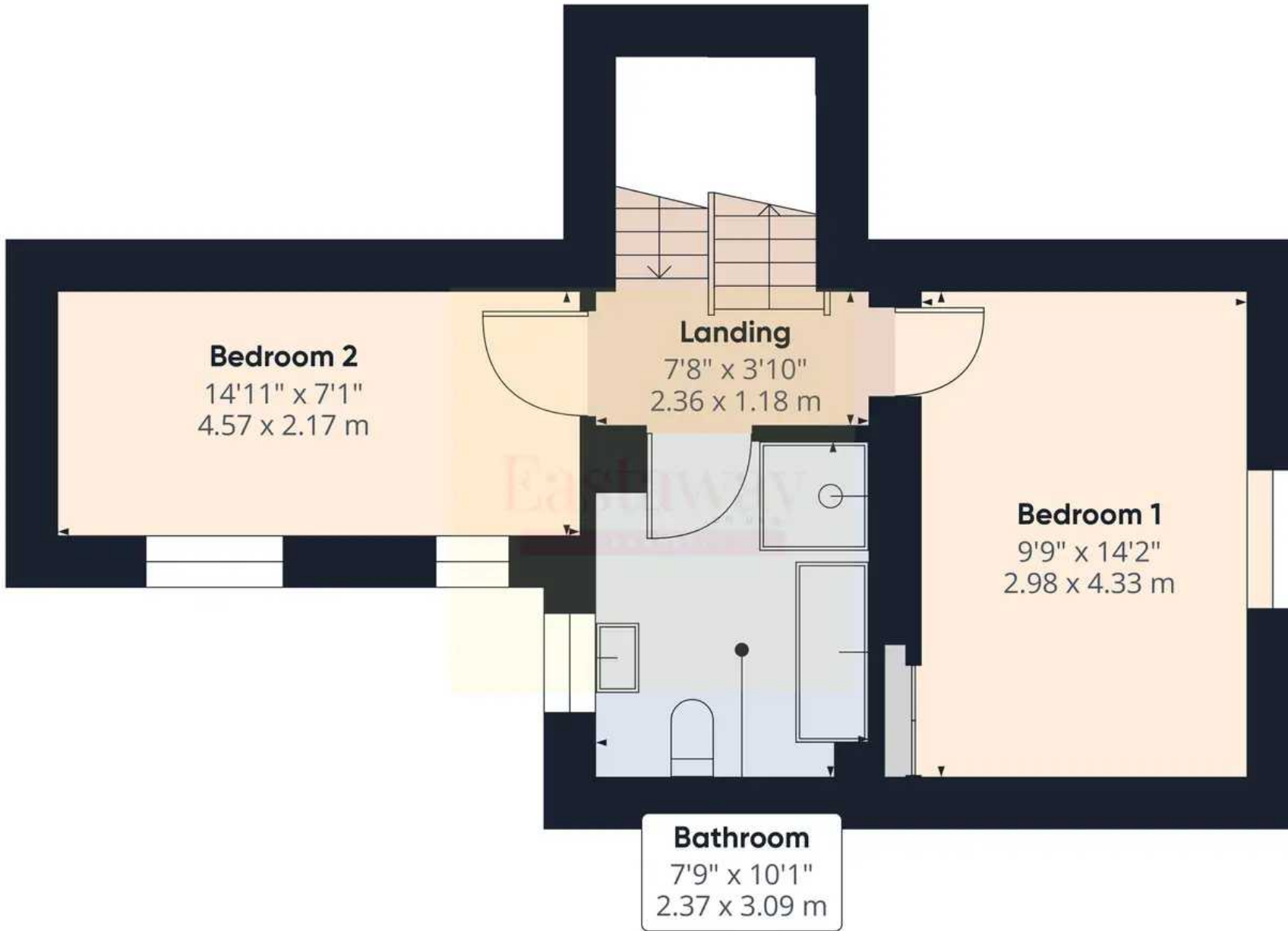
Ground Floor

**Approximate total area<sup>(1)</sup>**  
500.01 ft<sup>2</sup>  
46.45 m<sup>2</sup>

(1) Excluding balconies and terraces

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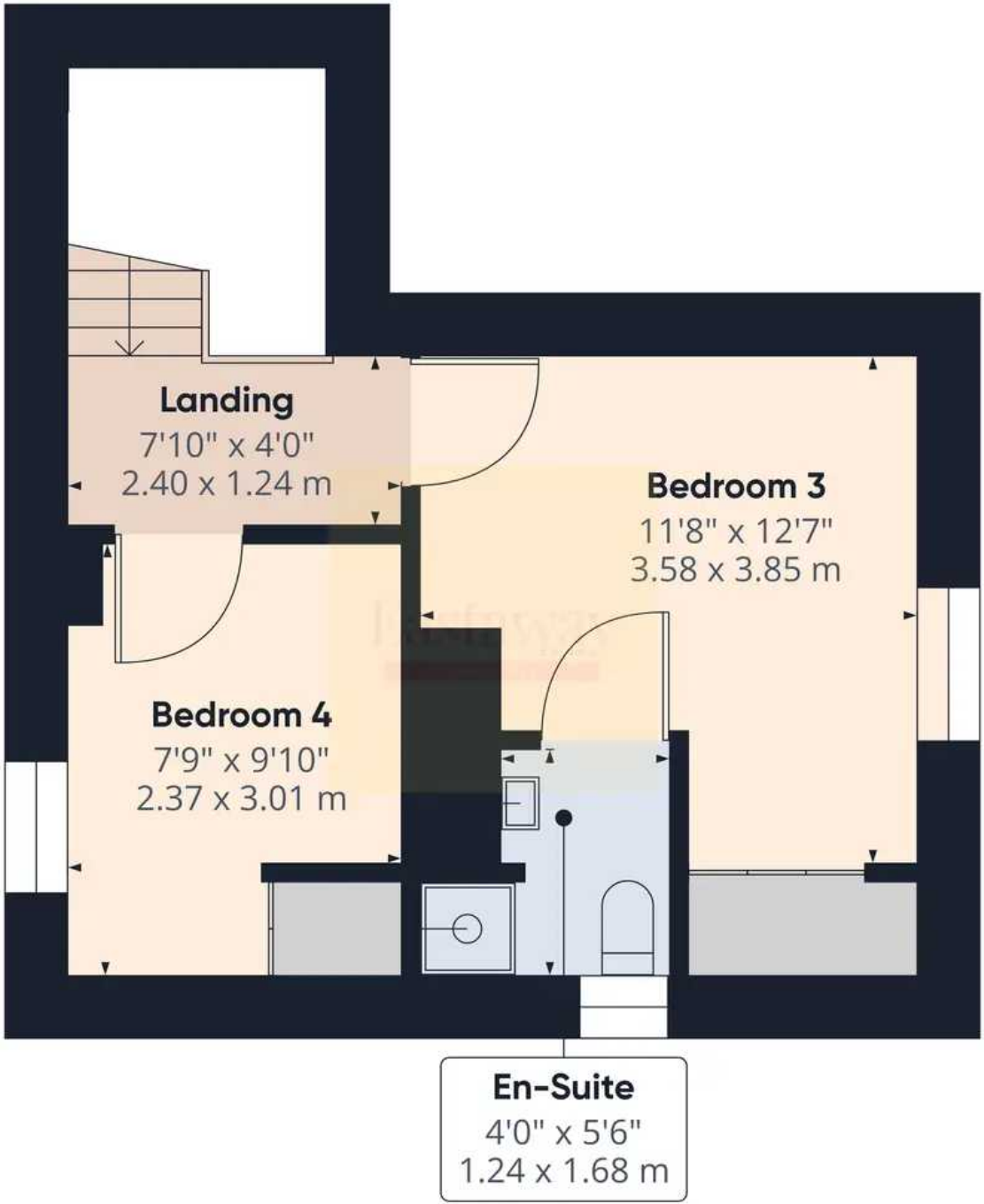
Floor 1

Approximate total area<sup>(1)</sup>  
403.04 ft<sup>2</sup>  
37.44 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 2

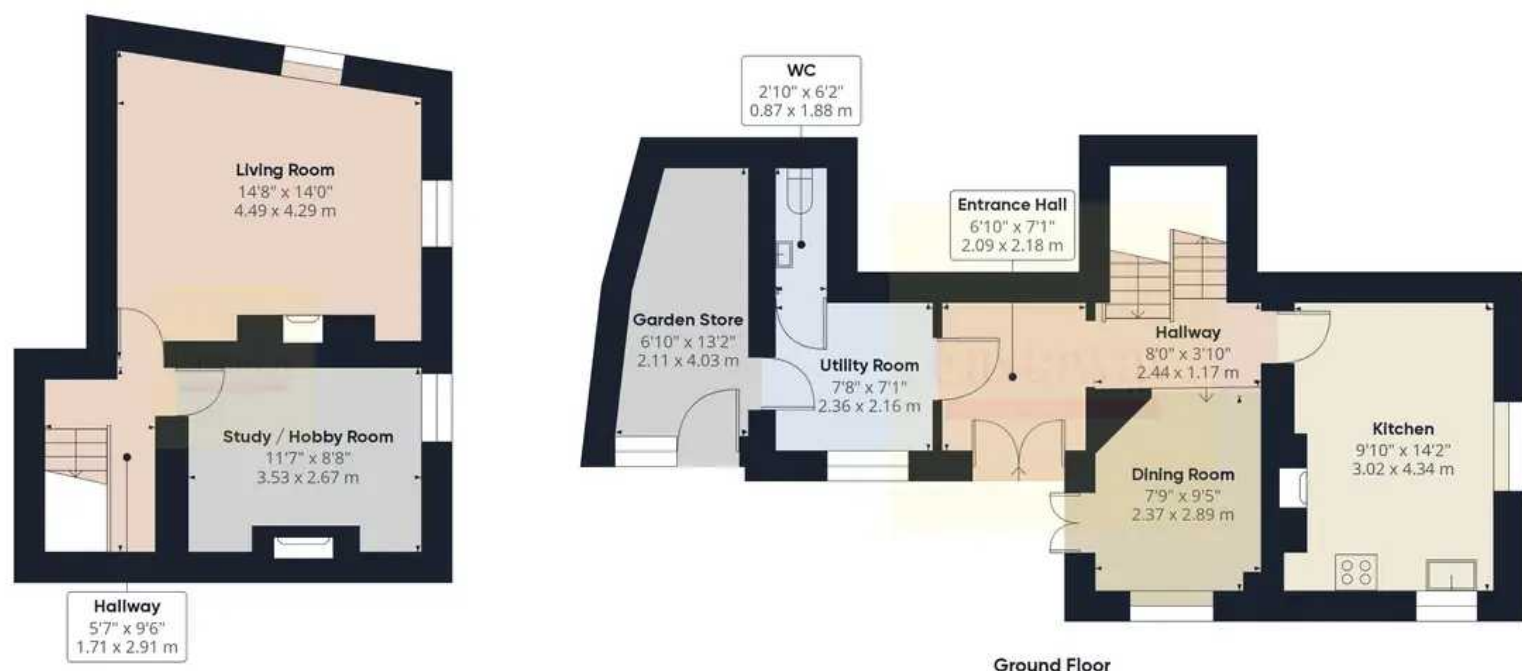
**Approximate total area<sup>(1)</sup>**

272.75 ft<sup>2</sup>  
25.34 m<sup>2</sup>

(1) Excluding balconies and terraces

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First Floor

Ground Floor

Approximate total area<sup>(1)</sup>  
1519.75 ft<sup>2</sup>  
141.19 m<sup>2</sup>



Floor 1



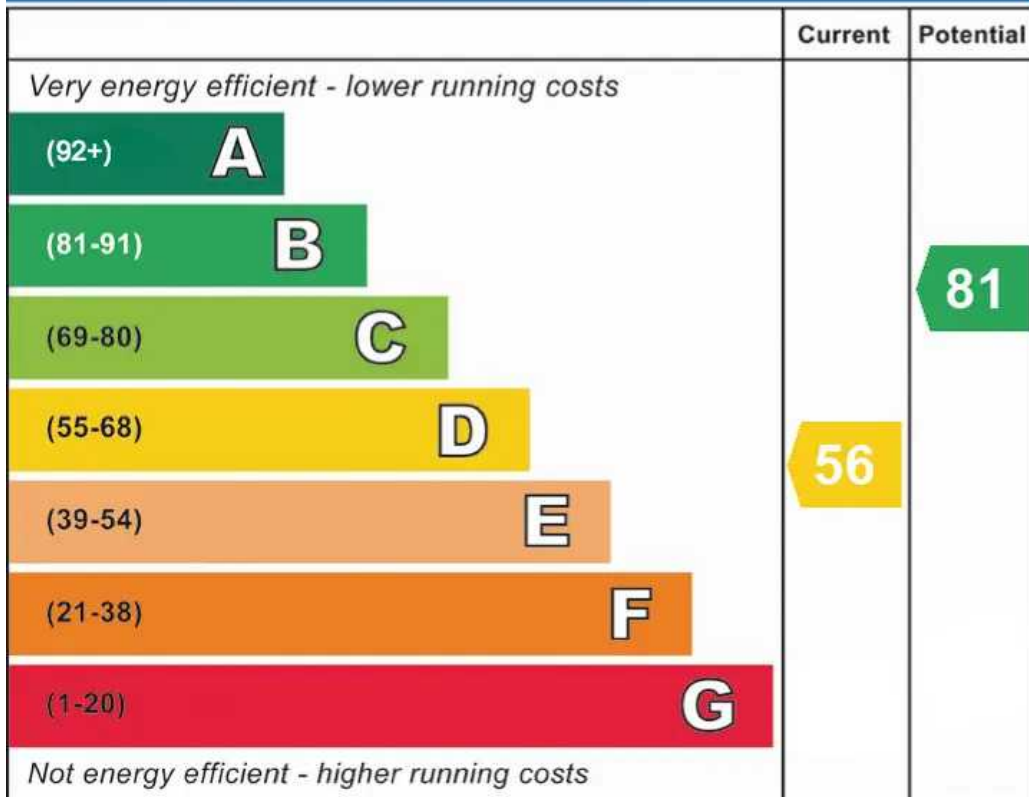
Floor 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



## Energy Efficiency Rating

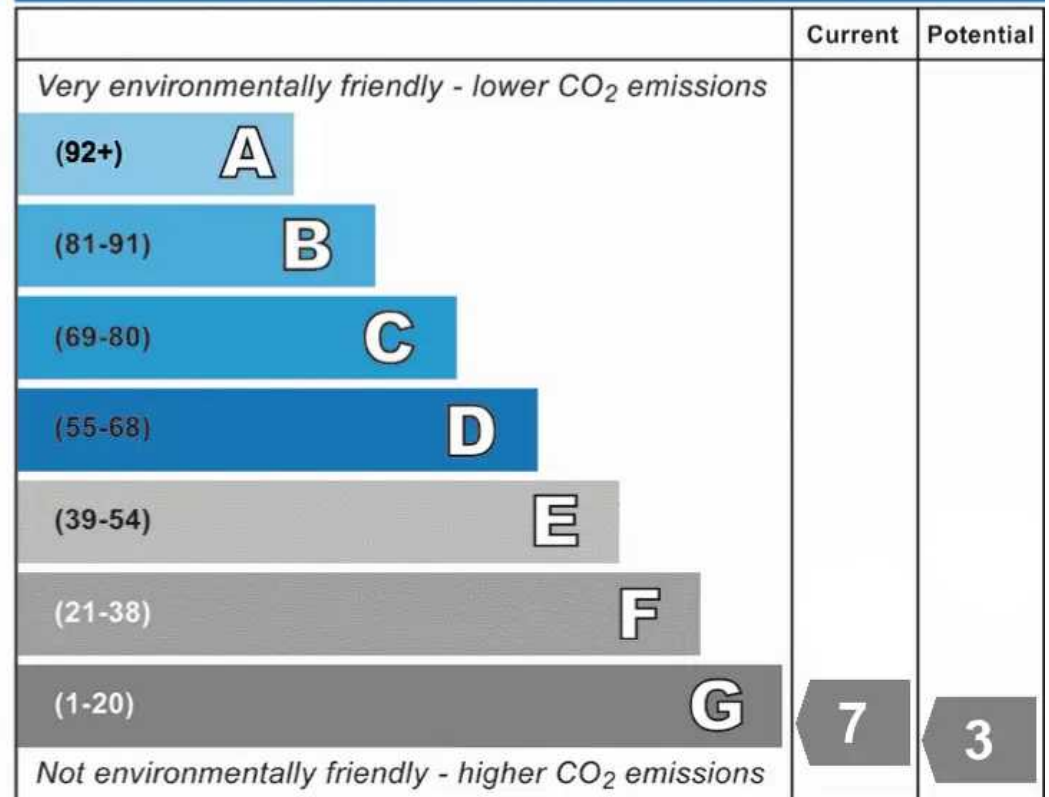


England, Scotland & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating



England, Scotland & Wales

EU Directive  
2002/91/EC



## Stamford Living

Stamford has been crowned 'Best Place to Live' by The Sunday Times on more than one occasion, and it's easy to understand why. This picturesque town seamlessly blends rich Georgian architecture, cultural diversity, and modern living, creating an atmosphere that inspires awe. With a plethora of Grade II listed buildings, two theatres, and countless boutique shops, bars, and restaurants, Stamford emanates a vibrant energy that is sure to captivate individuals of all ages. Families looking for a place to call home will find Stamford's excellent educational facilities a compelling reason to settle down. The town's strategic location, with close proximity to Cambridge, Leicester, Lincoln, and Peterborough, and its exceptional transportation links, including a 45-minute commute to Kings Cross from Peterborough, only add to its appeal. Burghley House, a popular venue for the international Burghley Horse Trials, has been featured in many films and series, and its year-round events calendar caters to everyone, adding to the town's cultural diversity. Stamford's low crime rates, bustling high street, and a strong sense of community make it an inspiring and delightful place to live.

### Delve Into The Details

This semi-detached quirky cottage, is a freehold property spanning approximately 0.03 acres (102 sq metres) plot. The approximate internal total area is 141.19 M2 (1519.75 ft2)

It enjoys all main services (gas, electricity, water, sewage) and is under the jurisdiction of the South Kesteven District Council (Council Tax Band: D, EPC Rating: D).

The property's prime location ensures a brief commute to Stamford town centre and the train station, excellent mobile coverage, and broadband speeds catering to all digital needs.

- 2 minute drive / 7 minutes approx. Walk into Stamford town centre.
- 6 minute drive / 15 minute walk approx. To Stamford train station.
- Mobile Coverage is considered Good with EE, Three, O2 and Vodafone.
- Average broadband speed – 16mb for basic, 10000mb for ultrafast and overall.

### Disclaimer

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## Eastaway Property

Willoughby House, 2 Broad Street, Stamford - PE9 1PB

01780 672030 • [hello@eastaway.co.uk](mailto:hello@eastaway.co.uk) • [www.eastaway.co.uk](http://www.eastaway.co.uk)



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