



ISABELLA'S YARD
STAMFORD

Isabella's Yard is a striking, detached, unique home with four double bedrooms, each with its own fabulous en suite. This stunning, contemporary home has driveway parking and a glorious low-maintenance garden located in the heart of the historic market town of Stamford.



CHARMING SPACES

With its elevated position, a series of stone steps lead to the main entrance and front door. Stepping inside, the classic oak floorboards here extend throughout the ground floor, creating a lovely first impression and a family-friendly flow. First, discover a welcoming reception hallway with French doors onto the garden; in the cooler months sit back and enjoy the warmth emanating from the wood-burning stove.

The tranquillity continues into the bright and spacious sitting room drenched in daylight from its wall of full height windows to either side of the French doors granting views into the garden.

A highly adaptable space, double doors from here lead into the next reception room. Currently used as a gym, this useful space could easily become an office base for home working or even the perfect spot for family film nights.





HOSPITALITY AT THE HEART

The contemporary glass wall and door tempts you across the hallway to discover a superb open plan kitchen diner with family room. The current owners operate an award-winning bed and breakfast business, and the handmade Shortland Kitchen has been ergonomically planned to make entertaining an absolute pleasure. The hand-crafted Shaker style cabinetry is in a subtle combination of Chalk White and Calke Green by Farrow and Ball and you'll find an integrated dishwasher, fridge freezer and a plethora of useful storage cleverly concealed within. Worktops are in timeless, classic granite including the charming circular island where your guests will naturally gather for drinks before taking their seats in the elegant dining area beyond. Using the gas-powered Aga will be a timesaver during busy weeks and a joy while cooking for friends and family at the weekends. The sunny family room is the perfect spot to relax and browse the newspapers with a leisurely coffee. Beyond the family room is the practical utility area for housing laundry facilities, ironing kit, coats, shoes, muddy boots and paws. A stable door leads directly outside onto the private, gated driveway with parking – a real rarity for a home so close to the town centre. There is also the option to purchase an annual permit for extra parking in the allocated bays close by.





MORE TO DISCOVER

Back inside you'll reach the first floor via the staircase with its chic glass and chrome banister.

There are four immaculately decorated double bedrooms here at Isabella's Yard, each with its own en suite facilities, refitted in a boutique hotel style, granting the luxury of privacy every day. The additional shower room on the landing will prove so useful when you find yourself with a full house, and the walk-in linen cupboard is a blessing for the smooth running of a busy family life.



WHAT WE LOVE ABOUT THE HOME

"It's such a pleasure to discover a family home in such immaculately presented condition and rarer still for that property to be within three minutes of the town centre. Isabella's Yard could be reinvented in any number of ways whether for a couple working from home or a larger extended family."





A BOUTIQUE RETREAT

The stately principal suite boasts full height windows with their views across the town ensuring the luxurious bedroom is filled with plenty of natural daylight. It's easy to picture yourself in the newly fitted, luxurious en suite bathroom – the bath filled with bubbles to soak away the stresses of the day. If there's less time, this bathroom also has a walk-in shower.



RECLINE AND RELAX

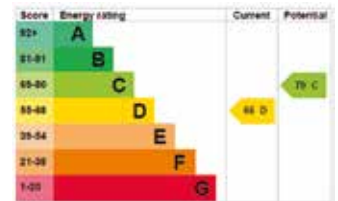
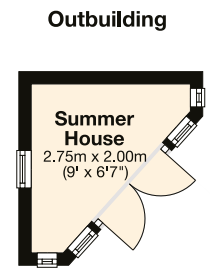
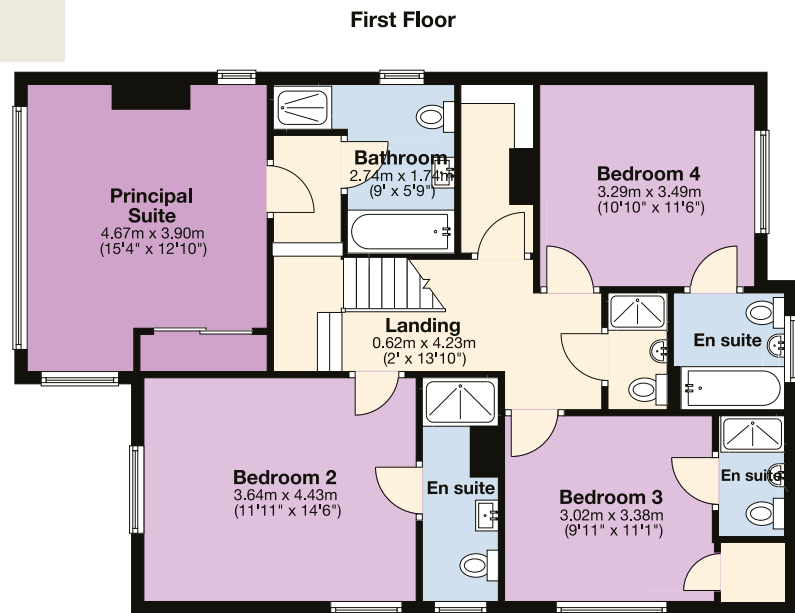
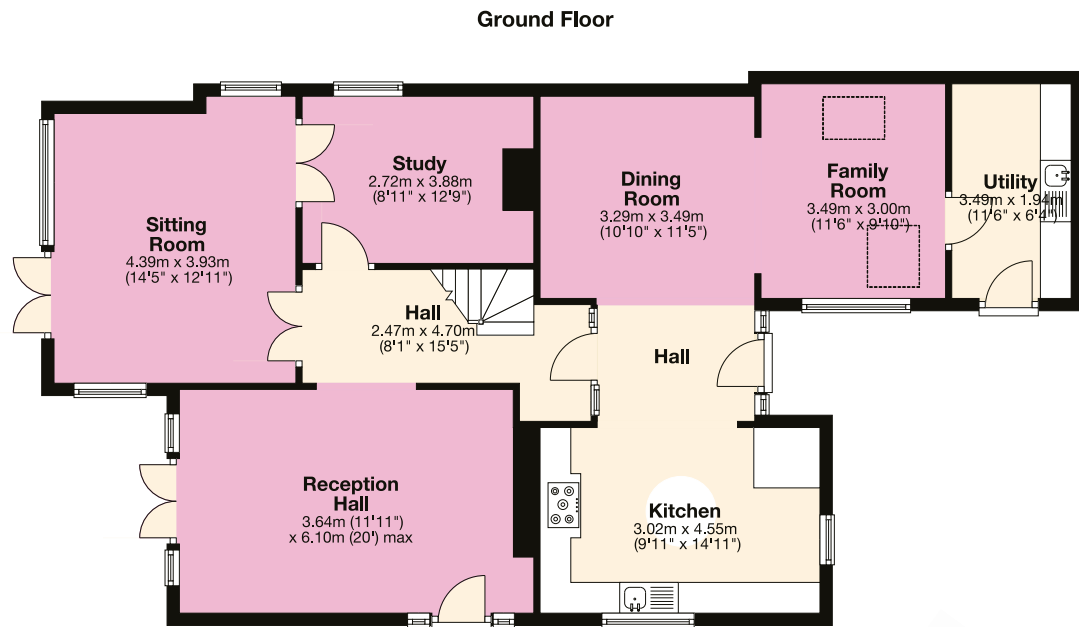
Step outside for the best surprise yet – the enchanting garden. Screened and completely private, this haven of calm is bathed in sunshine from spring until autumn meaning al fresco dining on the patio is always a delight. If the weather doesn't comply, simply serve lunch in the sophisticated and fully-insulated summer house which could easily morph into a studio or music room for even more flexible living space. A covered space to the rear of the home protects bikes, scooters or skateboards and a garden gate provides swift access onto Worthorpe Road.



THE FINER DETAILS

Detached
 Freehold
 Conservation area
 Mains gas, water, electricity, and sewage
 South Kesteven District Council, tax band F
 EPC rating D
 Planning permission approved for the conversion of the loft into a second floor living area (SKDC #S19/1372)
 The property is currently run as a successful B&B business – details upon request.

Ground floor: approx. 113.7 sq. metres (1223.3 sq. feet)
 First floor: approx. 94.4 sq. metres (1016.4 sq. feet)
 Total area: approx. 208.1 sq. metres (2239.7 sq. feet)



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OUT AND ABOUT

Regularly topping national 'Best Place To Live' polls, Stamford is an exquisite Georgian market town, uniquely endowed with spectacular scenery, historic charm and fantastic educational facilities. As well as useful national chains, the town centre contains a treasury of award-winning independent retailers, bars, cafés, and restaurants – capturing the best of modern living while preserving the history and heritage of this very special place. An independent theatre, galleries, food and arts festivals and a vibrant Arts Centre ensure year-round entertainment for all ages. The friendly, welcoming community unites in its support of the traditional market which dominates the town centre on a Friday and lends even more traditional character to the area. 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 locally; plus, Oakham, Uppingham and Oundle Schools all offer education for a range of ages with boarding facilities within easy access. At the weekends why not explore the vast opportunities for amusement surrounding Stamford on foot or on two wheels? If you prefer to be on the water, you'll cherish family days out at the internationally renowned Rutland Water Nature Reserve just a fifteen-minute drive away. Travel is easy from Stamford with the Railway Station only a minute's walk from Isabella's Yard. Connecting to Peterborough's East Coast Main Line service in one stop makes daily commuting to London King's Cross a breeze.

LOCAL INFORMATION

- 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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