

GLEN LODGE

GREATFORD



Set within 3.68 gloriously green acres, with manège, stables and paddock, between the charming villages of Greatford and Belmesthorpe, Glen Lodge offers the quiet ease of modern country living, just a short drive from all of characterful Stamford's bustle and buzz.



Built in 2005, Glen Lodge sits among a small cluster of four unique homes: a peaceful pocket of community, with stone and slate blending naturally with the rural surroundings.



Parking for multiple cars opens up beyond the gated entrance where the sweeping gravel driveway also offers access to the integral garage.

STEP INSIDE

A sheltered courtyard area offers access to the entrance hall, dining room and kitchen. Stepping through bifolding doors, the kitchen is a blend of contemporary and classic, bright and colourful. Shaker-style white cabinetry provides abundant storage, while a central island sits beneath the high, vaulted ceiling with its exposed beams.

Fully equipped with an electric Rangemaster and all essential appliances, the kitchen is a gathering point for family and friends. Laden with storage, there is also a pantry cupboard with a stable door leading out to the side, while another door leads through to the utility room.



FOLLOW THE FLOW

Flexibility is key to life at Glen Lodge, where the different spaces are designed to evolve with family life.

The kitchen flows through into a cosy yet spacious sitting room. Here, a stone fireplace and log burner form a welcoming focal point, infusing warmth and character through the seasons.

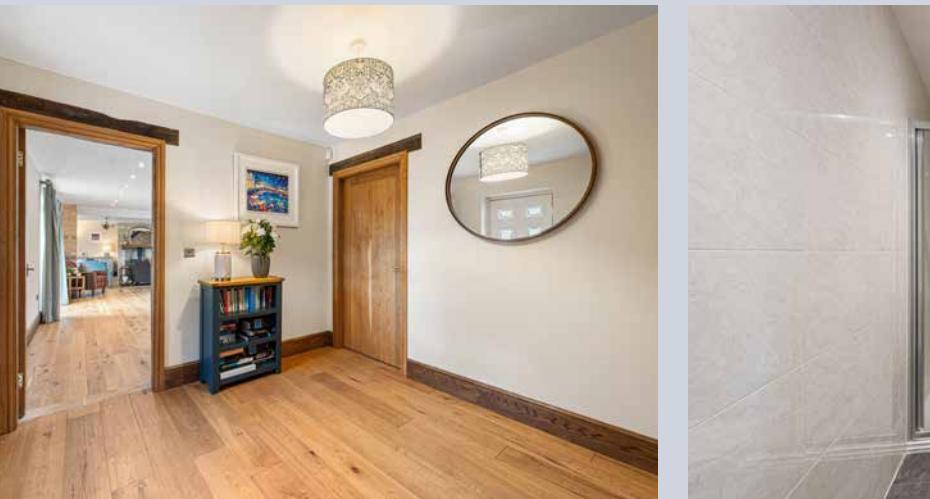
From the sitting room, the layout flows through into a dining area. Two sets of French doors create a true sense of openness, framing views of the terrace and fields to the front and garden to the rear. A light-filled room, and a natural sociable hub, it is adaptable enough to host family dinners, relaxed evenings, or celebrations that drift from indoors to out.

WORK, REST AND PLAY

Creating a sense of flow and spaciousness, wooden flooring continues seamlessly into the hallway beyond, from where two more reception rooms await. The first, a home office, could equally be reimagined as a boot room or hobby room.

At the end of the hallway, a spacious room currently serves as another office, calm and composed in soft blue tones, with herringbone flooring underfoot adding warmth and texture.

With fitted wardrobes along one wall and peaceful, verdant views framed by a trio of windows, it could serve as a second sitting room, playroom, or even an accessible ground floor bedroom. Conveniently, it also connects to a Jack and Jill shower room that links back to the entrance hallway – perfect for guests or multigenerational living.



SOAK AND SLEEP

From the main open-plan space, a wood-and-glass staircase rises alongside a wall of exposed stone, drawing the eye upward to the landing above.

Sunlight spills across the landing from Velux windows within the dramatic vaulted ceiling where beams trace the heights overhead, a striking architectural feature layering character into the bones of this modern home.

Set privately to one side of the landing, the principal bedroom is a secluded sanctuary. Spacious and airy, beneath a lofty ceiling addressed in soothing blue walls, it's a restful retreat bathed in light from the Velux overhead. A dressing area and fitted wardrobes provide plenty of storage, while the recently refitted en suite, complete with a large shower, continues the sense of understated luxury.



ROOM TO REST

Soak and unwind in the freestanding stone bathtub with a waterfall tap and leafy views over the surrounding landscape in the family bathroom.

Three further bedrooms each offer space for a double bed and their own distinct character, one featuring beams and exposed stone. Well-balanced spaces with personality and views, for a modern home, Glen Lodge and its unique rooms, breaks the mould.





HAVEN FOR HORSES

Outdoors, step into 3.68 acres of greenery; perfect for equestrian use, relaxation and children's play. A floodlit manège and well-kept paddock with water supply make the land ideal for year-round riding, while four stables, a tack room, and hay and tractor storage (all with power and water) sit neatly to one side.

The remaining grounds offer lawn for play, terraces for dining and open views that stretch across the surrounding fields in a setting that feels both private and in tune with the outdoors.



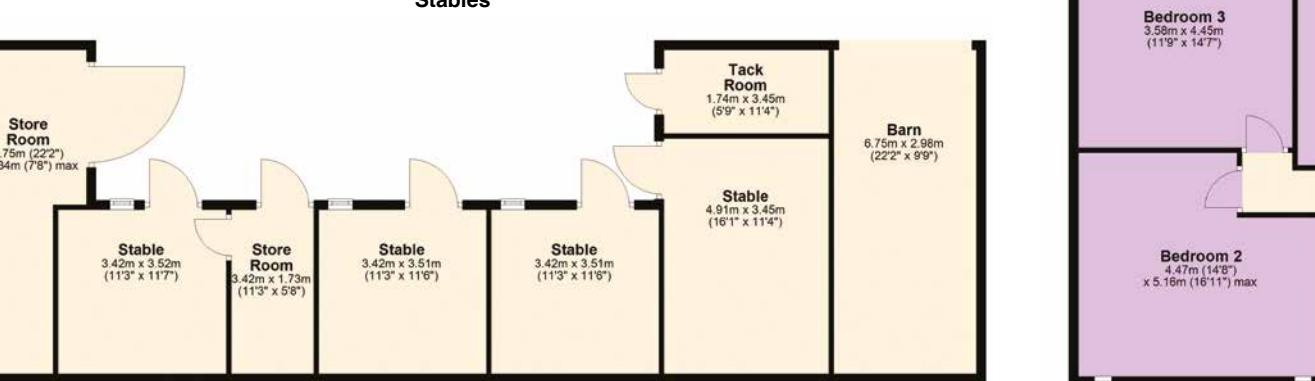
A home that brings together light, land and lifestyle, Glen Lodge captures the balanced beauty of modern country living within easy reach of Stamford.



THE FINER DETAILS

Freehold
Semi detached
Built 2005
Plot approx. 3.68 acres
Oil central heating
Mains electricity
Borehole water supply
Sewage treatment plant with accompanying septic tank
FTTP (Fibre to the premises) up to 1 Gbps
South Kesteven District Council, tax band G
EPC rating C

Ground Floor: approx. 187.9 sq. metres (2,023 sq. feet)
First Floor: approx. 123.1 sq. metres (1,324.7 sq. feet)
Main Home: approx. 311 sq. metres (3,347.7 sq. feet)
Stables: approx. 101.2 sq. metres (1,089.1 sq. feet)



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NEAR AND FAR

Set amid calm rural surroundings, yet only minutes from Stamford's historic charm and bustle, Glen Lodge combines tranquillity with convenience.

Often cited on The Sunday Times 'Best Places to Live in the UK' list, Stamford is known for its beautiful Georgian architecture, historic buildings, and a thriving mix of independent shops and cafes.

Nearby, the charming village of Ryhall offers a village shop, post office, primary school, library, village hall and two pubs, The Green Dragon and The Millstone Inn.

Further schooling options include Bourne Grammar School, Casterton College and the independent Copthill, Stamford School, Oakham School and Uppingham School. Commute with ease – on the cusp of Stamford (around 10 minutes' drive away), catch a train to Peterborough for links into London.

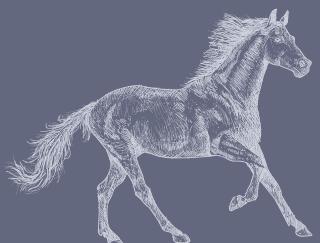
LOCAL DISTANCES

Stamford 4.4 miles (11 minutes)
Bourne 8.7 miles (17 minutes)
Market Deeping 6.4 miles (14 minutes)
Peterborough 15 miles (31 minutes)





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