



BRITISH  
PROPERTY  
AWARDS

2018  
★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN STAMFORD

**FOR SALE**  
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**Church Street, Ryhall**

Stamford, PE9 4HW

**Offers Over £400,000**

## SUMMARY

- Three Double Bedroom Character Property
- Two Reception Rooms
- Shower Room & Bathroom
- Kitchen & Utility Area
- Newly Decorated & Carpeted
- Idyllic Village Location
- Close To Amenities





\*\*\* NO ONWARD CHAIN \*\*\*

This charming stone cottage is conveniently located within the village square and retains much of its original character with high ceilings, original fireplaces and exposed beams, yet is suited to contemporary family life thanks to its flexible accommodation which has been significantly extended over the years. Internally the accommodation is presented with neutral interiors.

The accommodation is of good size throughout and extends to over 1320 sq ft of space across two floors and offers excellent versatility. The ground floor comprises a traditional country-style kitchen with a skylight, ample storage units and an adjacent utility room. There is also a well-appointed sitting room with an impressive original brick fireplace and exposed dark wood beams, a separate dining room with double doors to the rear patio and a shower room. Upstairs there is a Master bedroom with fitted wardrobes and further two double bedrooms which share access to a family bathroom.

Outside The property is situated on a quiet residential road. To the rear is a low-maintenance garden with views of the local church, which is mostly laid to lawn and bordered by mature shrubs with a paved patio for outdoor seating, a shed for storage and also a workshop.

Located just a stones throw away from the village shop and post office, two local public houses, library and the primary school.



The nearby historic market town of Stamford is located 2 miles away, with many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools near by, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne, Market Deeping and Oakham. High speed trains from Peterborough (only 15 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 1 mile away.

Tenure: **Freehold**

EPC Rating: **D**

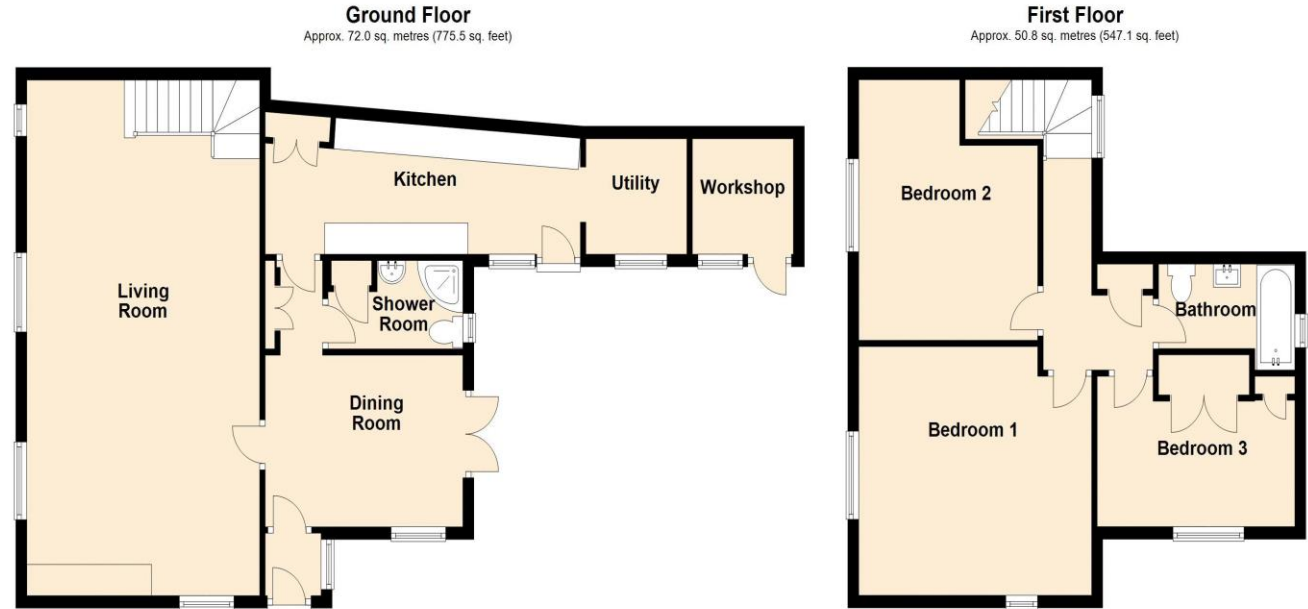
Council Tax Band: **C**

Local Authority: **Rutland County Council**

Services: **Gas Central Heating**

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Total area: approx. 122.9 sq. metres (1322.6 sq. feet)

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