



BRITISH  
PROPERTY  
AWARDS

2018  
★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN STAMFORD

**nest**  
ESTATES



**The Square, Ryhall**  
Stamford, PE9 4HJ  
Offers in Excess of £499,000

## SUMMARY

- Five Double Bedroom Character Property
- Downstairs WC, Family Bathroom & En Suite To Master Bedroom
- Living Room & Conservatory
- Kitchen Dining Room
- Garage & Off Road Parking
- Enclosed Garden Space
- Close To Local Amenities
- Character Home





\*\*\* 2503 SQ FT OF LIVING ACCOMMODATION \*\*\*  
GARAGE & OFF ROAD PARKING \*\*\*

St. Tibba House is set in the heart of the village and offers spacious accommodation over three floors. Briefly comprising; Entrance Hall, Living Room, Downstairs WC, Kitchen Dining Room, Conservatory, Five Double Bedrooms, En Suite to master, Family Bathroom, Garage, Enclosed Garden & Off Road, Parking.

St. Tibba House is 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 nearby, 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**

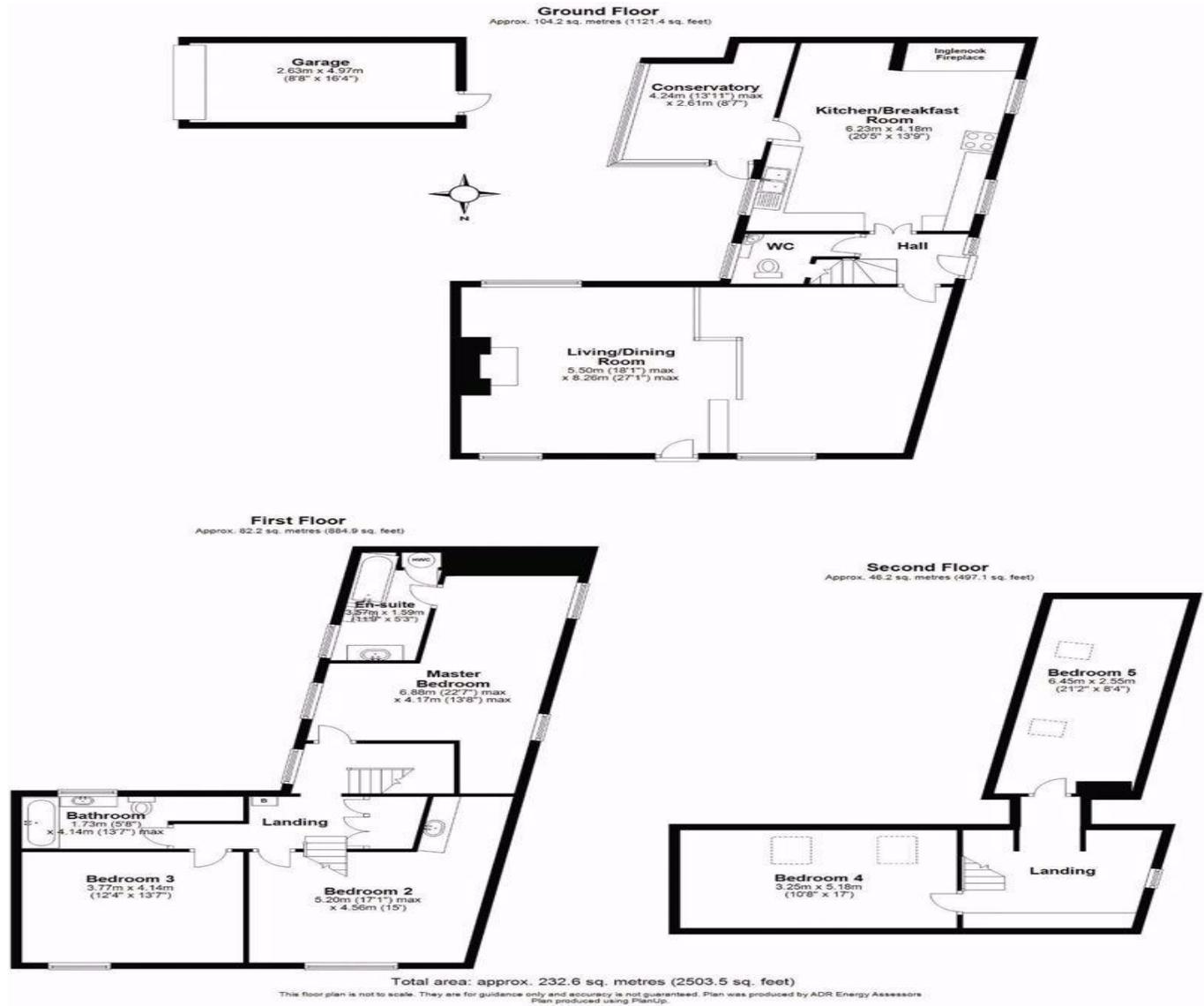
Council Tax Band: **F**

Local Authority: **Rutland County Council**

Services: **Gas Central Heating**

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