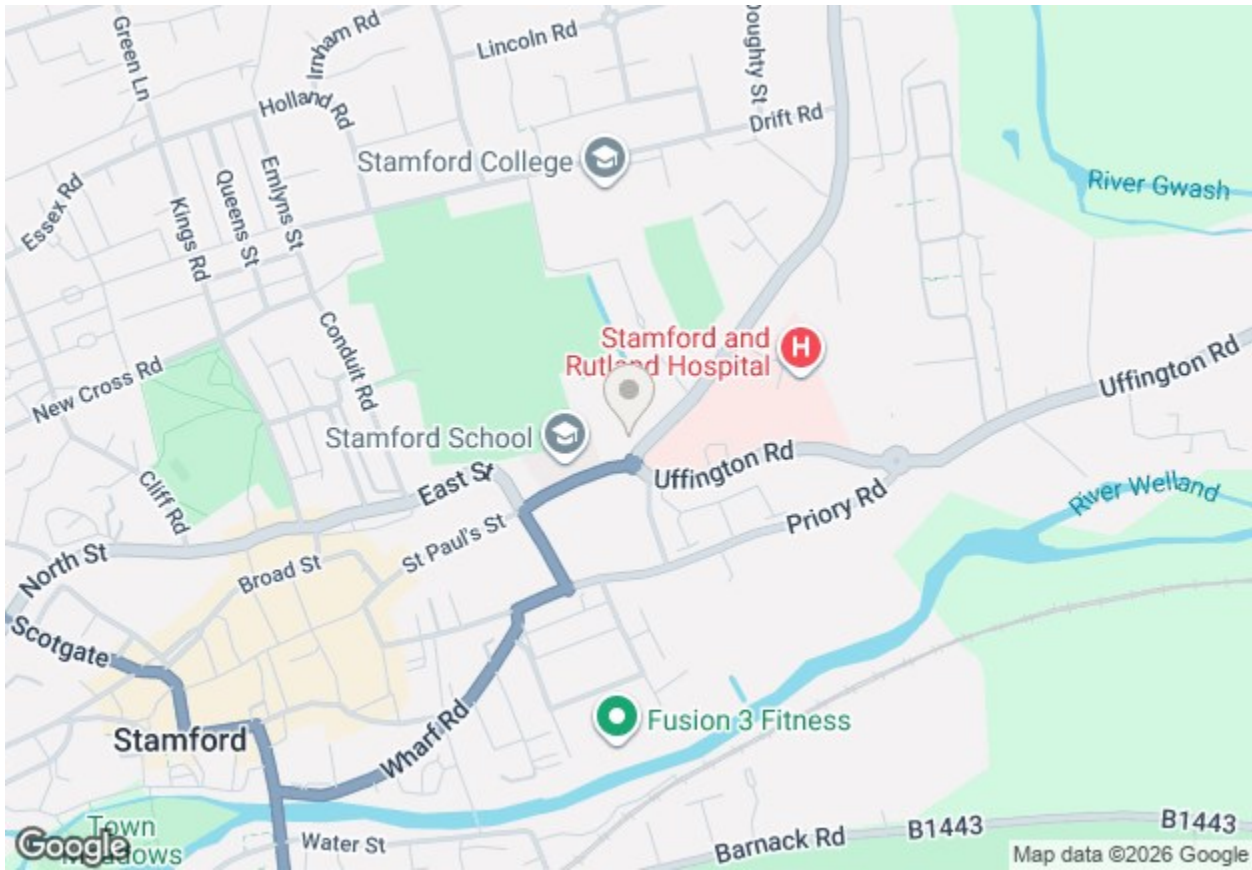




5 Ryhall Road, Stamford, PE9 1UB

Beautifully blending period charm with contemporary style, this lovingly renovated two-bedroom x-Burghley Estate cottage enjoys a sought-after location within walking distance of Stamford's historic town centre. Finished to an exceptional standard throughout, the property retains a wealth of original character while offering all the comforts of modern living.

The heart of the home is the spacious lounge diner, featuring a characterful wood-burning stove and an abundance of original features, creating a warm and inviting space for both relaxing and entertaining. Complementing this is a stylish, well-appointed kitchen, thoughtfully designed with quality fittings, alongside a contemporary bathroom finished to a high standard and underfloor heating.

To the first floor are two well-proportioned bedrooms, each continuing the property's blend of character and modern elegance.

Externally, the beautifully landscaped rear garden provides a private and tranquil setting, with thoughtfully designed seating areas ideal for enjoying the warmer months. A particular highlight is the superb detached garden office, complete with underfloor heating and bi-fold doors, creating an excellent space for home working, a studio or additional entertaining space throughout the year.

Ideally positioned within easy walking distance of Stamford's excellent range of independent shops, cafés, restaurants and amenities, this charming cottage offers a rare opportunity to acquire a beautifully updated period home in one of the area's most desirable locations.

Viewing is highly recommended to fully appreciate the quality of finish, wealth of character and exceptional lifestyle on offer.

Asking Price £300,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Charming character cottage
 - Two bedrooms
 - Stylish kitchen and bathroom
 - Gas fired central heating & recently installed wood burner
 - Council Tax Band - B
- Walking distance to Stamford town centre
 - Loving renovated by current owners
 - Exposed stone walls
 - Landscaped garden with garden office & store room
 - EPC -



ACCOMMODATION:

Lounge/Diner
6.35m x 3.58m (20'10 x 11'9)

Kitchen
4.85m x 1.65m (15'11 x 5'5)

Bathroom
2.34m x 1.65m (7'8 x 5'5)

Principal Bedroom
3.20m x 3.66m (10'6 x 12)

Bedroom Two
2.74m x 2.77m (9 x 9'1)

Garden Office
2.62m x 3.40m (8'7 x 11'2)

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io