



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Church Street, Ryhall

Stamford, PE9 4HR

£625,000

SUMMARY

- Beautiful Four Bedroom Character Property
- Kitchen Breakfast Room
- Lounge & Dining Room
- Bathroom, Shower Room & Toilet / Utility
- Extensive Off Road Parking Spaces
- Enclosed Rear Garden
- Recently Fitted Kitchen & Windows
- Close To Amenities





*** CHARACTER COTTAGE ***

*** CLOSE TO AMENITIES ***

St. Johns Cottage is a quintessential stone cottage in a popular Rutland village, set in the centre of the village with local amenities only a very short walk away.

The property comprises; Kitchen breakfast room, dining room, living room, four bedrooms, shower room, bathroom, separate toilet / utility area, extensive off road parking and fully enclosed rear garden space.

AGENTS NOTES: The property has recently been fitted with a new kitchen and new windows also installed with a 10 year warranty.

St. John's Cottage 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 2 miles away.



Tenure: **Freehold**

EPC Rating: **TBC**

Council Tax Band: **D**

Local Authority: **Rutland County Council**

Services: **Gas Central Heating**

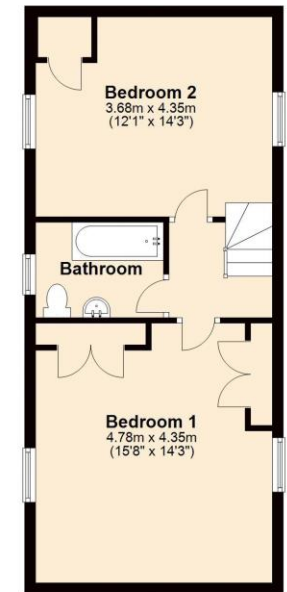
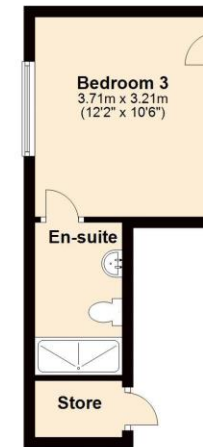
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Ground Floor
Approx. 88.1 sq. metres (948.0 sq. feet)



First Floor
Approx. 45.3 sq. metres (487.8 sq. feet)



Total area: approx. 133.4 sq. metres (1435.9 sq. feet)

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