



nest  
ESTATES



**Ryhall Road,**  
Stamford, PE9 1UB  
**£295,000**



# SUMMARY

- No Onward Chain
- Charming Two Bedroom Character Cottage
- Short Walk To Town Centre
- Lounge Dining Room
- Kitchen
- Snug
- Shower Room
- Front & Rear Gardens

















A beautifully presented two-bedroom character cottage, superbly positioned within a short and level walk of Stamford's vibrant town centre. This charming residence retains a wealth of period features while offering thoughtfully modernised accommodation throughout.

The ground floor comprises a generously proportioned lounge and dining area, centred around an attractive log burner that provides both warmth and ambience. Adjacent lies a cosy snug, ideal for use as a reading room or informal sitting area, with patio doors that open directly onto the rear garden and allow for an abundance of natural light. The well-appointed kitchen is fitted with a comprehensive range of integrated appliances and offers ample storage and workspace, complementing the property's blend of contemporary convenience and traditional character.

A stylish and recently updated shower room completes the ground floor. To the first floor, there are two well-proportioned bedrooms, each featuring built-in wardrobes and enjoying pleasant outlooks.

Externally, the cottage benefits from an attractive and fully enclosed rear garden, thoughtfully landscaped to provide multiple seating and entertaining areas, as well as a good degree of privacy. A gated front garden, laid out to enhance kerb appeal, offers a welcoming approach to the property. This exceptional cottage combines period charm with modern comfort and is ideally positioned for immediate access to Stamford's extensive range of shops, restaurants, and amenities.

The historic market town of Stamford 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.

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Total area: approx. 90.6 sq. metres (975.2 sq. feet)

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