

The Square, PE9 4HJ
Ryhall
Stamford
£475,000

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- Beautifully Presented 3 Bedroom Property
- Oozing Character Features
- Master En-Suite
- Open Fireplace
- Enclosed Courtyard Garden
- Home Office
- Single Garage

Five Bells, The Square Ryhall Stamford PE9 4HJ

Positioned in the centre of Ryhall is the former 'Old Five Bells' Pub which was updated to become a fabulous home boasting a single garage and a courtyard garden. The ground floor comprises of 3 reception rooms including a lounge with an open fire, dining room with exposed stone walls and a study for those requiring a home office. The home oozes character with exposed timber beams, stripped pine floors and plenty of exposed stonework. Additionally on the ground floor there is a bedroom with high vaulted ceilings and double doors out to the garden benefitting from a generous en-suite bathroom with roll-top bath, W/C and basin as well as a recently installed large walk-in shower to the other end of the room. To the rear of the home is the kitchen which spans the width of the house featuring a range of base and wall units offering an integrated dishwasher, fridge freezer and large range cooker with gas hob. To the left hand side of the kitchen is a built in dresser to add storage for when entertaining and a fitted unit with quartz work top for dining at. The kitchen has the benefit of a recently updated fibreglass roof for future proofing and has a door accessing the courtyard garden. Moving upstairs there is the addition of 2 further bedrooms with exposed timber vaulted ceilings giving a great feeling of space, both with dormer windows to maximise light and share the family bathroom with a shower attachment, W/C and basin. To the front of the house is plenty of space for parking as well as access to a single garage which has access to the garden also. To the rear is a paved courtyard garden, completely enclosed and a quiet spot for enjoying the summer sun. Viewing this home is essential to take in the quaintness of this character home in the popular village of Ryhall, a short drive from Stamford. The property is set in the square at the heart of the village with the Post Office & Shop, The Green Dragon Pub and a short walk from The Milestone Pub, Ryhall School and the Village Hall. You couldn't find much of a better location!

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Five Bells, The Square, Ryhall, Stamford
 Approximate Gross Internal Area
 Main House = 141 Sq M/1517 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 155 Sq M/1668 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Rooms/Measurements

Lounge 14'11" x 13'8"
 Dining Room 16'6" x 9'9"
 Kitchen 29'1" x 7'0"
 Study 11'10" x 10'9"
 Master Bedroom 18'2" x 9'10"
 Bedroom Two 14'0" x 12'2"
 Bedroom Three 12'2" x 9'0"
 Garage 17'0" x 9'4"

TENURE: FREEHOLD



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