

Ryhall Road, PE9 4AR
Great Casterton
Stamford
£900,000

Hurfords



4



3

Awaiting



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- Beautifully Presented 4 Bedroom Barn Conversion
- Boasting Character Features
- Fabulous Finish Throughout
- Wine Cellar
- Wood Burning Stove
- Stunning South Facing Landscaped Garden
- Off-Road Parking & Gate to the Side for Further Secure Parking
- Planning Approval for an Oak Carport & Vaulted Office/Annex

Ryhall Road Great Casterton Stamford PE9 4AR

This stunning property is accessed via a large, gravelled driveway providing secluded access to 3 dwellings which were an old coaching inn on the old Great North Road. May Barn provided stabling for horses and coachmen of the stagecoaches in the 1700's onwards, later used as a barn for the farm. Entering through a newly added oak porch you set foot into the entrance hall with an oak floor running throughout. To the right is a large, open formal living room, a generous space with exposed stonework with the original oak beam spanning the ceiling. A gorgeous log burning stove for those cooler nights and cleverly thought-out storage housing the TV and entertainment, this room oozes charm, it benefits from light coming in from the south facing window and double doors opening to the garden. Continuing through to the kitchen you are met with vaulted ceilings giving a great feeling of space. The kitchen is beautifully presented boasting a quartz worktop on the island, perfect spot for a catch up with friends whilst cooking, providing additional storage below including a wine fridge and space for a microwave keeping the oak worktops surrounding clear. The kitchen has been well designed and in keeping with the home with a range of purpose-built wooden base and wall units with space for a large range cooker and American style fridge freezer also featuring an integrated dishwasher. Moving through from the kitchen is the family room/dining room, a spectacular room for entertaining guests with a recent addition of herringbone Amtico flooring with underfloor heating and a beautifully designed fitted dresser to house dining sets, drinks and glassware as well as an addition of a TV point. This room again accentuates the character of the home with further exposed stone and oak beam running the length of the ceiling. To the rear is the welcome addition of a utility/boot room which is currently also utilised as a drinks station for when entertaining with a champagne sink, quartz worktop and plenty of space for

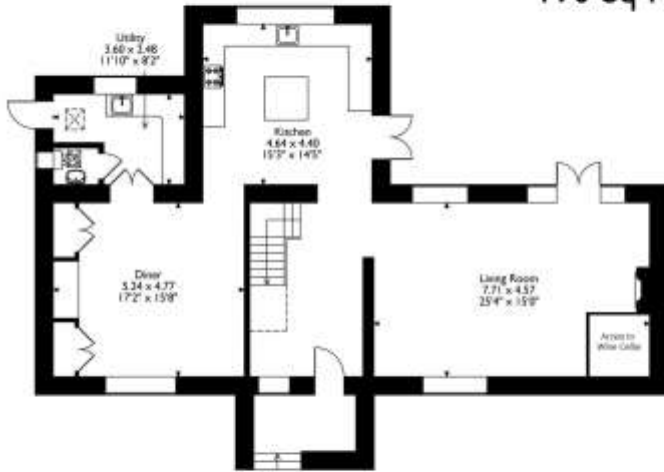
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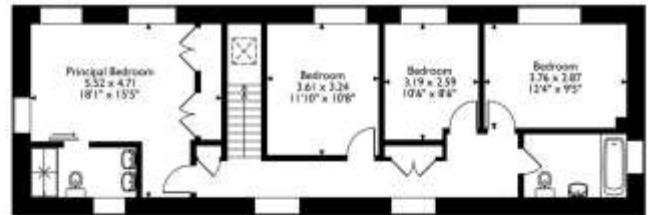
storage as well as access to a downstairs W/C. Moving upstairs via an open staircase boasting a new fitted stair runner and new carpets there are 4 good sized bedrooms. The master is a bright room with an original oak beam, fitted wardrobes and en-suite comprising his & hers vanity unit, walk in shower and W/C. The additional 3 double bedrooms all benefit from the south facing windows adding plenty of light. The family bathroom, also updated, houses a bath with rainfall shower over, vanity unit with W/C and heated towel rail.

To the front there is a large gravel driveway with vehicular access to the side of the home. Planning is approved to add an oak framed carport. Powder coated aluminium gates providing pedestrian access as well as secure parking for 2-3 vehicles, can be at the side of the home. To the rear is a beautifully presented garden benefitting from the sun all day with the south facing element. The garden has been cleverly designed to offer a hard paved dining area for alfresco dining and drinking leading up 2 sets of stone steps to a large lawn area, perfect for families with an array of mature beds and trees. A summer house adds additional storage. Planning permission is in place and granted for the addition of a large, vaulted games room/office/annex with a bathroom to the home.

May Bank House, Ryhall Road, Great Casterton, Stamford, Lincolnshire
 Approximate Gross Internal Area
 190 Sq M/2046 Sq Ft



Ground Floor



First Floor

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

- Living Room 25'4" x 15'0"
- Kitchen 15'3" x 14'5"
- Diner 17'2" x 15'8"
- Utility 11'10" x 8'2"
- Principal Bedroom 18'1" x 15'5"
- Bedroom Two 12'4" x 9'5"
- Bedroom Three 11'10" x 10'8"
- Bedroom Four 10'6" x 8'6"

TENURE: FREEHOLD



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