



Bedford Lodge Leicester Road, Thornhaugh, Stamford, PE8  
6NL

 **NEWTON FALLOWELL**



5 1 3

### Key Features

- Charming character property
- Generous gardens
- Ample off road parking
- Multiple reception rooms
- Five double bedrooms
- Quiet hamlet location
- No onward chain
- EPC Rating F
- Freehold

£560,000 - £575,000 Guide Price







**\*\*GUIDE PRICE £560,000 - £575,000\*\***

Set in a peaceful hamlet on the edge of Thornhaugh sits Bedford Lodge, a Grade II Listed property forming the East Wing of a former Hunting Lodge. The property offers scope for improvement (STNPP) with the accommodation being arranged over four floors to include separate reception rooms, FIVE BEDROOMS, ample parking for several vehicles and mature private gardens.

The property is approached by a no-through road leading to the parking area and gardens, with the property being accessible from two entrances to either the ground floor kitchen or lower ground floor utility room. On first impression, the home is filled with character and charm with light cascading through all rooms. The ground floor features the drawing room with views over the gardens, the breakfast room which leads on to meet the kitchen which features a modern fitted arrangement of wall and base units with integrated appliances. A "barley twist" staircase provides access to the first floor, where there are three bedrooms including the principal bedroom which features fitted wardrobes and there is a family bathroom. To the second floor there are two further spacious bedrooms and playroom.

Outside the property the grounds offer a private gravelled driveway which sweeps around the side of the home providing ample parking for several vehicles and meets the garden which has been mainly laid to lawn with inset shrubs and trees providing a high degree of privacy.

To fully appreciate the property, its setting and its potential, an internal viewing is essential.

Entrance hall

Utility 2.75m x 4.47m (9'0" x 14'8")

Store 2.24m x 3.33m (7'4" x 10'11")

Breakfast room 3.49m x 4.4m (11'6" x 14'5")

Kitchen 2.2m x 3.34m (7'2" x 11'0")

Drawing room 4.54m x 6.53m (14'11" x 21'5")

First landing

Bedroom one 4.16m x 4.55m (13'7" x 14'11")

Bedroom two 3.48m x 4.41m (11'5" x 14'6")

Bedroom five 2.65m x 4.38m (8'8" x 14'5")

Bathroom

Second landing

Bedroom three 3.87m x 4.98m (12'8" x 16'4")

Playroom 4.26m x 4.65m (14'0" x 15'4")

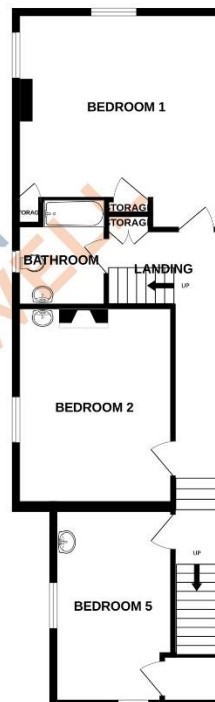
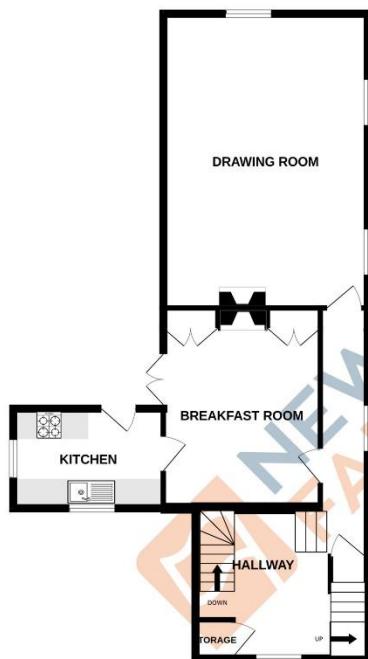
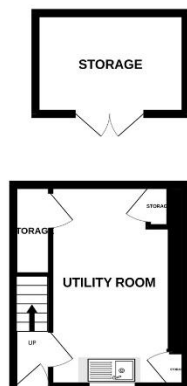
Bedroom four 3.74m x 4.55m (12'4" x 14'11")

LOWER GROUND FLOOR  
252 sq.ft. (23.4 sq.m.) approx.

GROUND FLOOR  
743 sq.ft. (69.1 sq.m.) approx.

1ST FLOOR  
703 sq.ft. (65.3 sq.m.) approx.

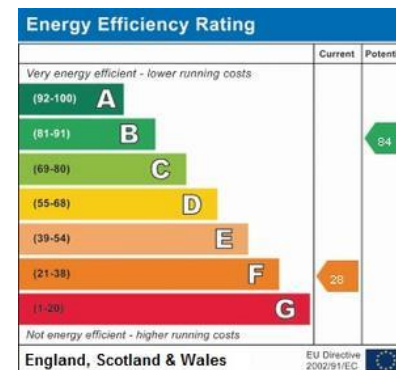
2ND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 2400 sq.ft. (223.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council  
Council Tax Band: F

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.