



3 The Old Stackyard, Pilsgate, Stamford, PE9 3HG

 **NEWTON FALLOWELL**

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Key Features

- Substantial Detached Home
- Private Development of Five Homes
- Open Views Over Fields & Farmland
- Four/Five Bedrooms
- Living Room with Inglenook Fireplace
- Extended Kitchen Breakfast Room
- Mature Landscaped Gardens
- No Onward Chain
- EPC Rating C
- Freehold

£850,000





Set in the idyllic village of Pilsgate in a small development of five homes sits this individually designed stone constructed property boasting, four/five bedrooms (two first floor), a large sitting room, separate dining room, an extended kitchen breakfast room, utility room, three bathrooms, a generous driveway, double garage and a south facing mature garden with stunning views. No Onward Chain.

The property is set in a corner of this private development of five executive stone homes, all uniquely finished with traditional agricultural architectural features. An initial shared gravelled driveway approaches the private drive where parking for several vehicles can be found and meets the double garage and mature front garden with an inset footpath leading to the property. On approach, the storm porch allows an area for removing coats & shoes before entering the main hallway. Once inside, the hallway leads to the ground floor WC, breakfast kitchen and living room. The kitchen is fitted with a wealth of units hosting integrated appliances, a range cooker and space for an american style fridge freezer, there is ample space for a table & 4 chairs. Located conveniently off the kitchen is the separate dining room or family room which houses the stairs leading to two double bedrooms and a separate shower room. Continuing on the ground floor, there is a useful utility room with space for a washing machine and tumble dryer, the living room offers a vaulted ceiling, twin double door to the rear garden and at one end an inglenook style fireplace, from here you'll find an inner hallway meeting the principal bedroom with walk-in wardrobe and en-suite, a further bedroom, a four piece bathroom and a single bedroom/home office.



Leading to the rear garden, the mature grounds have been well maintained and thoughtfully planted providing a feeling of complete privacy. Walking across the lawn to the lower garden, the captivating views over rolling fields is truly stunning and benefits from a southern aspect.



Porch 1.24m x 1.96m (4'1" x 6'5")

Entrance Hall 2.07m x 2.29m (6'10" x 7'6")

Kitchen / Breakfast Room 6.48m x 4.5m (21'4" x 14'10")

Dining Room 4.99m x 3.69m (16'5" x 12'1")

Lounge 7.05m x 5.19m (23'1" x 17'0")

Utility Room 1.53m x 2.96m (5'0" x 9'8")

Downstairs Cloakroom 2.12m x 1.08m (7'0" x 3'6")

Bedroom One 5.16m x 3.83m (16'11" x 12'7")

En-Suite Bathroom 2.96m x 1.95m (9'8" x 6'5")

Bedroom Two 3.67m x 3.66m (12'0" x 12'0")

Bedroom Three 4.23m x 3.71m (13'11" x 12'2")

Bedroom Four 4.23m x 2.66m (13'11" x 8'8")

Bedroom Five / Home Office 2.14m x 3.63m (7'0" x 11'11")

Downstairs Bathroom 2.27m x 2.58m (7'5" x 8'6")

First Floor Bathroom 1.76m x 2.62m (5'10" x 8'7")

Double Garage 5.06m x 5.05m (16'7" x 16'7")

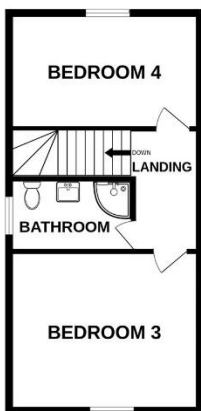
Agent Note

A section of the garden is leased from The Burghley Estate at a cost of £110 per calendar year. Further details can be provided.

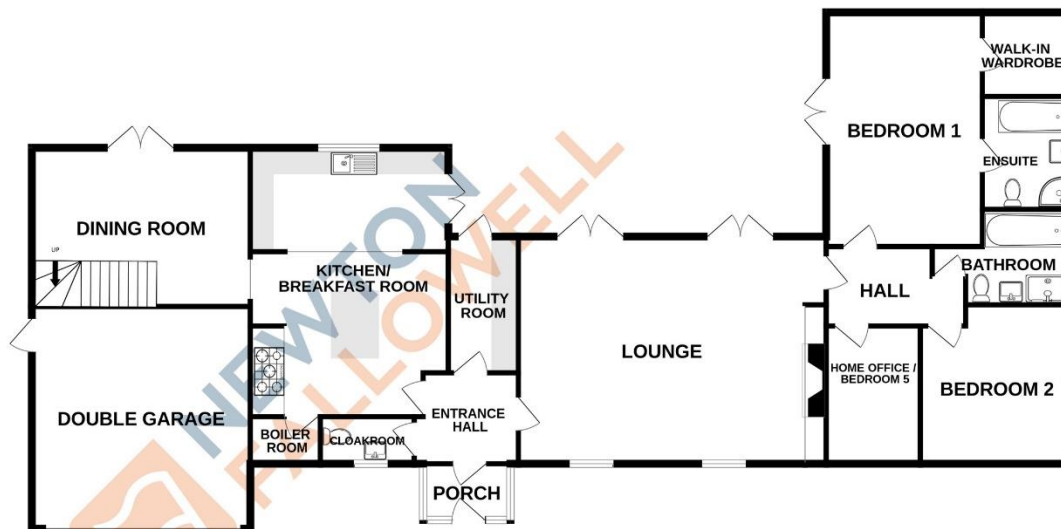




1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



GROUND FLOOR
1959 sq.ft. (182.0 sq.m.) approx.



TOTAL FLOOR AREA : 2389 sq.ft. (221.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.