



Hillfoot Turnpike Road, Ryhall, Stamford, PE9 4HD

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Substantially extended & fully renovated
- Stunning 38ft open-plan kitchen/dining/snug
- 31ft dual-aspect living room
- Inviting entrance hall, handy utility room, and modern guest WC
- Four generous bedrooms, including an impressive principal suite
- Stylish family bathroom with contemporary fixtures and fittings
- Generous 0.25-acre plot with mature gardens, field views
- Ample off-road parking & oversized detached garage
- EPC Rating C
- Freehold

£840,000



****NO ONWARD CHAIN****

Positioned on a generous 0.25-acre plot with open field views to the front, this substantially extended and beautifully renovated four-bedroom detached home offers exceptional living space, stylish interiors, and a peaceful village setting just a short distance from Stamford. The property is also within catchment for the highly regarded Ryhall Primary School, making it an ideal choice for families seeking quality education in a sought-after location.

Approached via a gravelled driveway with ample off-road parking and access to an oversized detached garage, the property instantly impresses with its kerb appeal and generous frontage.

Step inside into a spacious and welcoming entrance hall, setting the tone for the high standard of finish throughout. To your right, a handy utility room and guest WC provide practicality, while ahead, the home opens into an outstanding 38ft open-plan kitchen, dining, and snug area—the heart of the home. This space is flooded with natural light and features bespoke high-end units, granite worktops, a large central island, and a full range of integrated appliances, making it ideal for family living and entertaining alike.

To the side of the property, a vast 31ft dual aspect living room with feature fireplace offers the perfect setting for relaxed evenings, while still feeling connected to the rest of the home thanks to the open yet defined layout.

Upstairs, the bright and airy landing leads to four well-proportioned bedrooms, including a magnificent 17ft x 18ft principal bedroom suite complete with built-in wardrobes and a stylish four-piece en-suite bathroom with a walk-in shower and separate bath. A modern family bathroom serves the remaining three bedrooms.

Outside, the mature rear garden is a standout feature—private, spacious, and backing onto open countryside for a true sense of peace and space. A paved patio offers the perfect spot for summer dining and family gatherings, while the lawn provides plenty of room for children to play or for keen gardeners to enjoy.

With no onward chain, extensive living accommodation, luxurious finishes, and a stunning rural outlook, this is a





rare opportunity to purchase a turnkey home in the ever-popular village of Ryhall.
Entrance hall 3.53m x 2.5m (11'7" x 8'2")

Utility 1.5m x 2.12m (4'11" x 7'0")

WC 1.46m x 1.47m (4'10" x 4'10")

Inside Hall 3.17m x 2.1m (10'5" x 6'11")

Snug 2.93m x 11.81m (9'7" x 38'8")

Kitchen Diner 5.33m x 11.81m (17'6" x 38'8")

Living Room 9.44m x 4.13m (31'0" x 13'6")

Landing 1.07m x 8.06m (3'6" x 26'5")

Bedroom one 5.32m x 5.63m (17'6" x 18'6")

Ensuite 3.33m x 2.4m (10'11" x 7'11")

Bedroom two 4.12m x 2.86m (13'6" x 9'5")

Bedroom three 3.52m x 3.6m (11'6" x 11'10")

Bedroom four 3.16m x 2.18m (10'5" x 7'2")

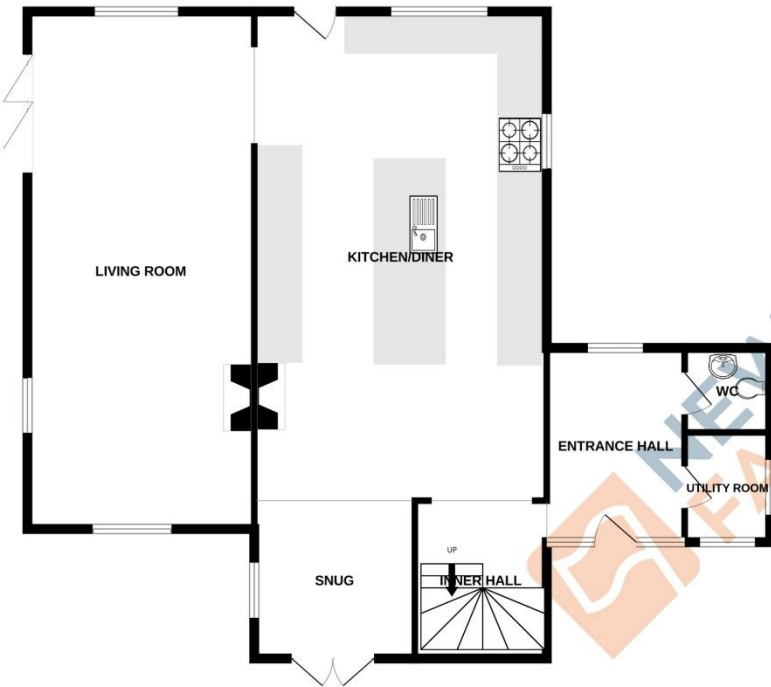
Bathroom 2.31m x 1.91m (7'7" x 6'4")

Garage 3.8m x 4.8m (12'6" x 15'8")

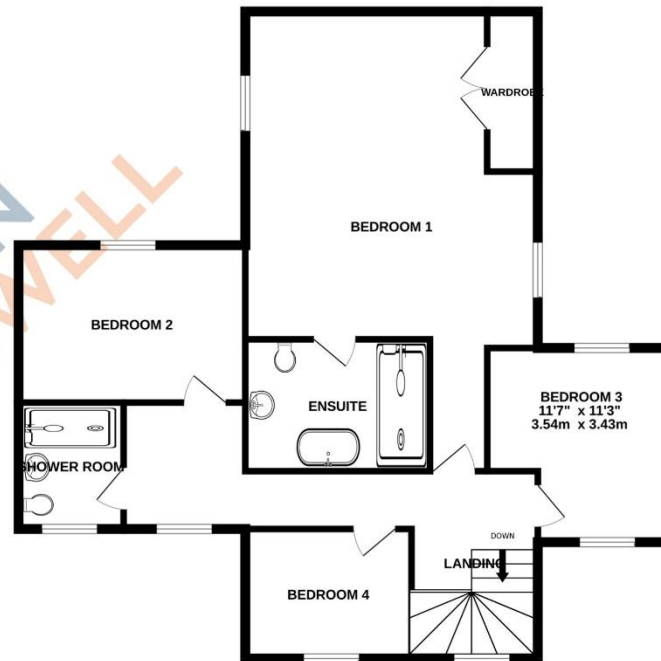




GROUND FLOOR
1239 sq.ft. (115.1 sq.m.) approx.



1ST FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 2242 sq.ft. (208.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: C

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.



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