



COACH HOUSE

SCOTGATE, STAMFORD

JAMES
SELICKS



“... GRADE II LISTED, TWO-BEDROOM STABLE CONVERSION ...”

Originally built in 1847, the Coach House is a Grade II listed, two-bedroom stable conversion offering deceptively spacious accommodation with off-road parking and a garage at the centre of the historic market town of Stamford.

Entrance Hall • 29 ft. Reception Room • Kitchen • Study • Two Large Double Bedrooms • Bathroom • Off-Road Parking • Large Integral Garage • Town Centre Location • Grade II Listed •

Accommodation

Enter the property into a timber-floored entrance hall with stairs rising to the first floor and an archway flowing into the impressive 29 ft. reception room. The reception room has three sash windows allowing plenty of light and ample space for both dining and seating areas.

Beyond the reception room is an internal hall with a mezzanine level above providing the perfect space for a study. The inner hall flows through into the kitchen that has a wonderfully high, curved ceiling. There is a comprehensive range of fitted units with a variety of integrated appliances and a central island. There is also a door from the kitchen that provides access to the integral garage.

On the first floor there are two large and light-filled, double bedrooms both sharing the main bathroom. The bathroom itself comprises a bath, separate walk-in shower, double wash hand basins, low flush lavatory, and a heated towel rail.

Outside

The property is accessed off Scotgate, under an archway and through a set of iron gates you will find the driveway for the property. There is off-road parking for two cars and a large single garage providing further parking or storage space.



Location

The Coach House is beautifully positioned, approximately 5 minutes' walk to Stamford High Street and approximately 10 minutes' walk to the train station. The stone market town of Stamford has a wealth of shops, leisure facilities, restaurants and the famous coaching inn, The George Hotel. There is straightforward access to the A1 which runs to the west of the town providing access to one of the country's arterial routes north and south. The nearby city of Peterborough has a main line rail station with high-speed trains to London King's Cross. Leisure pursuits including golf at Burghley Park, Luffenham Heath and Greetham are close by. Rutland Water with its nature reserve, water sports and trout fishing is approximately 6 miles to the west.

Services & Council Tax

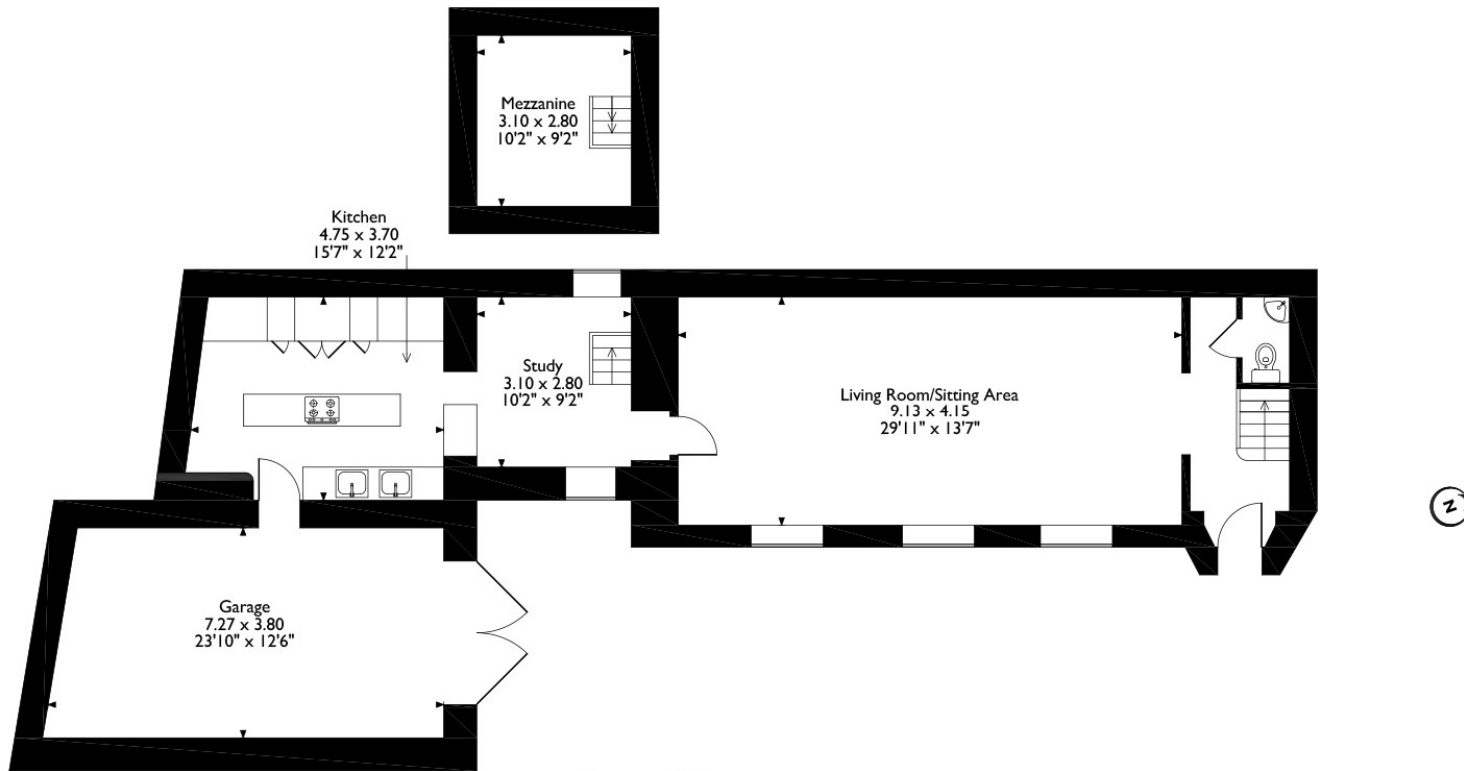
The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band D.

Tenure

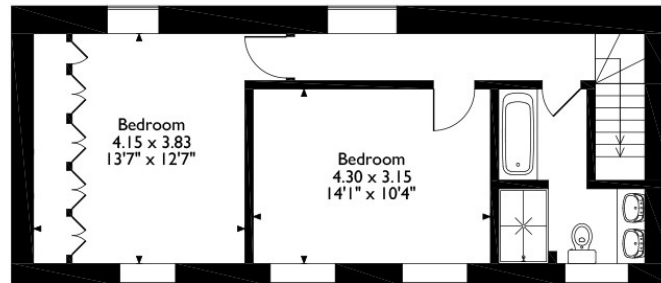
Freehold



Coach House, 31b Scotgate, Stamford, Lincolnshire PE9 2YQ
House Total Approx. Gross Internal Floor Area incl. Garage = 1722 ft² / 160 m²
Measurements are approximate, not to scale, illustrative purposes only.



Ground Floor



First Floor



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.