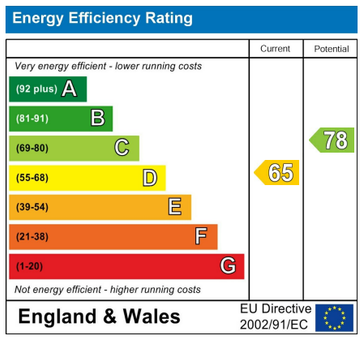
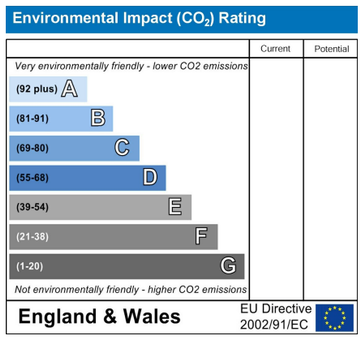
Sowden Wallis
Estate Agents





4 Gwash Close, Ryhall, Stamford, Rutland, PE9 4NZ

Available to let is this four-bedroom detached house in the sought-after village of Ryhall, just three miles from historic Stamford. The property features three reception rooms, providing ample versatile space, along with a well-equipped kitchen and three bathrooms for comfortable living.

Ryhall is a welcoming village offering a range of local amenities including a primary school, a library, a village shop, and two public houses. For families, the nearby primary school is conveniently situated in the village. Outdoor enthusiasts will enjoy proximity to local parks and walking opportunities alongside the River Gwash, which is accessible from the south-west facing garden at the property—perfect for relaxing or exploring nature.

The downstairs layout incorporates a generous family kitchen/diner, a large dual aspect living room, two further reception rooms, a utility room and two downstairs toilets. Upstairs, a large principle bedroom offers ample space and storage, with a four piece ensuite bathroom with walk in shower. Three further double bedrooms, one with ensuite shower and a family bathroom complete the upstairs layout. The house also benefits from a double garage and driveway parking. This property offers an ideal balance of village community, green spaces, and easy access to the amenities and transport options of Stamford.

AGENT NOTE: The property is currently undergoing some updating including the family bathroom, 2nd ensuite and kitchen worktops, with the work due to be complete end of January 2026

£2,600 PCM

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Executive Family Home
- Two Ensuite Bathrooms and a Family Bathroom
- Four Reception Areas
- Popular Village Location with Primary School
- Deposit: £3000 Holding Deposit: £600
- Four Generous Bedrooms
- Good Sized Garden Leading to the River Gwash
- Windows replaced recently
- Good Access to Stamford and Bourne
- EPC - D Council Tax - F

ACCOMMODATION:

Entrance Hallway

Kitchen/Diner

Utility Room

Family Room

W/C

Living Room

Study

Landing

Bedroom One

Ensuite

Bedroom Two

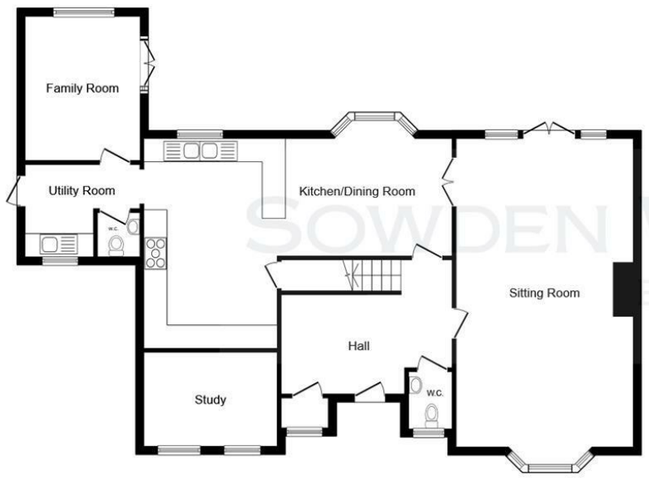
Ensuite

Bedroom Three

Bedroom Four

Family Bathroom

FLOOR PLAN:



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io