



Barn Hill, Stamford, PE9 2GN

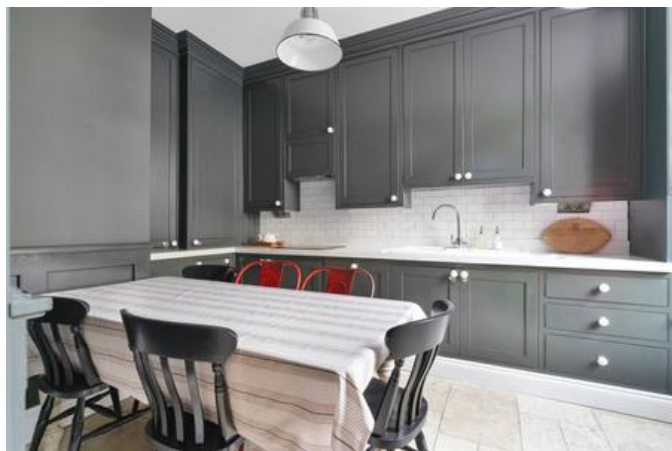
 **NEWTON FALLOWELL**

3 3 1

## Key Features

- Spacious Period Property
- Three Double Bedrooms
- Three Ensuites
- Drawing Room & Large Bay Window
- Desirable Town Centre Location
- EPC Rating D

£1,800 PCM





**\*Spacious Period Property on one of the most desired streets in Stamford\* Less than 1 hour commute from London – a property with a London vibe without the London price tag.**

This stunning 19th century townhouse is situated in a prime location amongst the ancient cobbles of stunning Stamford. Overlooking All Saints Church, this luxuriously appointed property has 3 bedrooms and 3 bathrooms and is just within a minute's walk from the shops, pubs, cafes and many amenities Stamford has to offer. Viewings are highly recommended.

The period property comprises of an entrance hall, a drawing room with impressive bay window, a bespoke kitchen / diner and cloakroom on the ground floor. The lower ground floor has been completely renovated and can be used as a third bedroom with ensuite or as a contemporary living space. The first-floor master bedroom is complete with a three-piece ensuite and extensive storage, the smaller double bedroom with ensuite shower and washbasin.

It has been decorated to a high spec throughout using Farrow and Ball paints, Barnaby Gates' unique wall coverings, Roger Oates carpeting and antique wood flooring. What makes this place even more unique is the original antique French newspaper adorning the walls of the drawing room. The decor is quite unmatched in the area. The large drawing room features a faux chimney breast with remote ambient lighting and unique artwork. Sympathetic double glazing and working shutters are in some rooms and interlined curtains in others.

Contemporary and antique lighting is found in all rooms from a Moose antler chandelier and antique Italian chandelier to Industrial lighting which is found in the basement bedroom. Here the metal tiled ceiling, exposed stone walls, limed wooden floor and industrial lighting are SoHo loft inspired.

The three-storey rental offers a fully fitted kitchen with SMEG fridge freezer and integrated appliances and has ample storage and is available unfurnished at £1800 pcm.



Bedroom 3 5.06m x 4.74m (16.6ft x 15.6ft)

Ensuite 3 1.11m x 3.25m (3.6ft x 10.7ft)

Entrance Hall 2.36m x 4.45m (7.7ft x 14.6ft)

Living Room 4.89m x 5.09m (16ft x 16.7ft)

Cloakroom 1.52m x 0.9m (5ft x 3ft)

Kitchen/Diner 2.98m x 4.38m (9.8ft x 14.4ft)

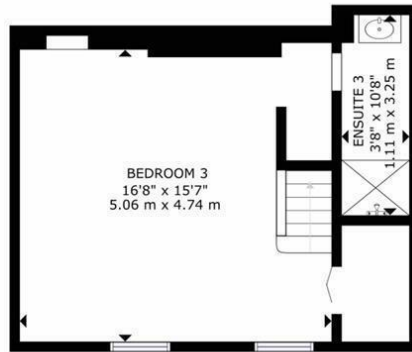
FF Landing 3.32m x 1.01m (10.9ft x 3.3ft)

Master Bedroom 4.14m x 4.75m (13.6ft x 15.6ft)

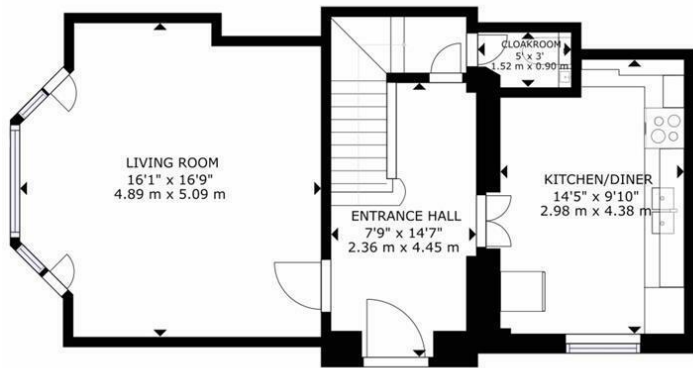
Master Ensuite 2.92m x 2.1m (9.6ft x 6.9ft)

Bedroom 2 3m x 3.3m (9.8ft x 10.8ft)

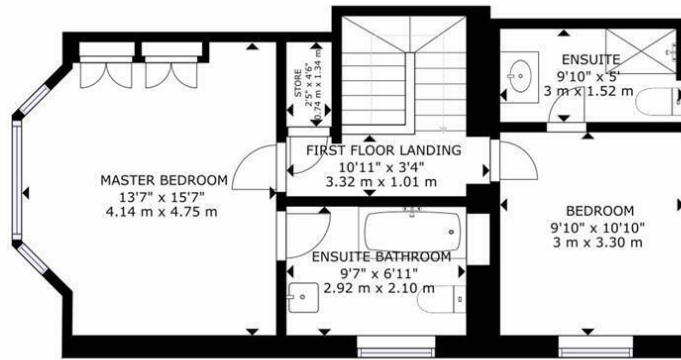
Ensuite 2 3m x 1.52m (9.8ft x 5ft)



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 334 sq ft, 31.05 m<sup>2</sup>, FLOOR 2: 555 sq ft, 51.53 m<sup>2</sup>  
 FLOOR 3: 550 sq ft, 51.07 m<sup>2</sup>  
 TOTAL: 1439 sq ft, 133.65 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

**COUNCIL TAX INFORMATION:**

Local Authority:

Council Tax Band: D

**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.