

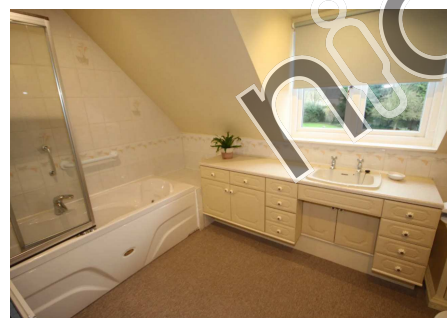


# THE VINERY, TICKENCOTE

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The Vinery in Tickencote, Stamford, is a stunning countryside residence offering a perfect blend of elegance, comfort, and natural beauty. Set in a picturesque location, the home boasts a spacious interior with well-designed living areas that cater to both relaxation and entertainment. The Vinery sits in an elevated position looking out across the village mill pond, to the front and to the rear has a good sized private, mainly stone walled garden.

This home offers well-proportioned accommodation, flexible living. It may benefit from some updating and could make an excellent opportunity to extend and make over into a grand design home, taking advantage of the stunning setting and location.

Upon entering, a welcoming hallway leads to the main reception rooms. The large reception room, with its charming bay window, creates a bright and inviting space, while the snug provides a cosy retreat. A separate study offers an ideal workspace. The dining room is positioned conveniently near the kitchen, which features a generous layout. A utility room provides additional storage and laundry space. One of the standout features of the ground floor is the conservatory, a sun-filled space that seamlessly connects the interior with the beautifully landscaped gardens. The property also includes a spacious garage with ample room for parking and storage.

The first floor comprises four well-proportioned bedrooms. The primary bedroom is particularly impressive, with a layout that allows for privacy and comfort. The additional bedrooms are versatile, suitable for children, guests, or even a home gym or hobby room. Multiple bathrooms ensure convenience for all residents.

Outside, the property is surrounded by breath taking countryside views, with mature trees, rolling fields, and a peaceful pond nearby. The beautifully maintained garden offers a serene retreat, with a patio area perfect for outdoor dining and entertaining. A secluded driveway ensures privacy while providing ample parking space. The home's location near a historic churchyard adds to its character and charm.

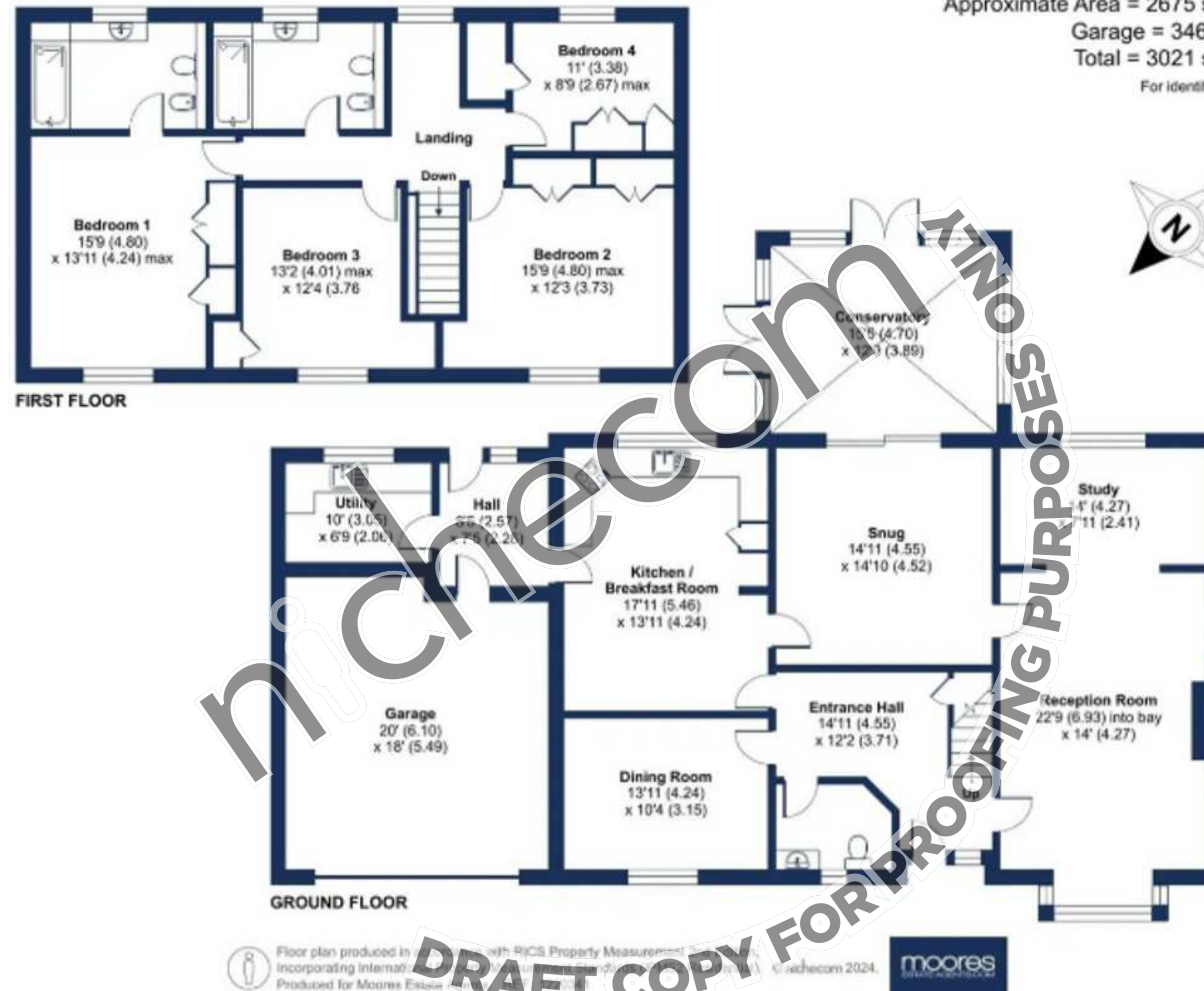
## The Vinery, Tickencote, Stamford, PE9

Approximate Area = 2675 sq ft / 248.5 sq m

Garage = 346 sq ft / 32.1 sq m

Total = 3021 sq ft / 280.6 sq m

For identification only - Not to scale

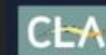


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