



**Bishops Coach House Stoke Rochford, Stoke Rochford  
GRANTHAM NG33 5EB**



**welcome to**

**Bishops Coach House Stoke Rochford, Stoke Rochford GRANTHAM**

\*GUIDE PRICE £900,000 - £950,000\* - FULL OF CHARACTER this bespoke stone detached house sits in the idyllic pretty village of Stoke Rochford, within easy reach of Stamford, Oakham and Grantham. With many beautiful features, we would highly recommend viewing this property to appreciate the size.



### Entrance

Approaching the property there is a beautiful solid oak canopy over the front entrance, with arched glazed doors leading into the country kitchen.

### Country Cottage Kitchen

14' 1" max x 12' 6" max ( 4.29m max x 3.81m max )  
With arched glazed double doors leading into this beautiful country cottage kitchen. With a range of cream coloured units at both floor and eye level, with some glass fronted units, with work surfaces over and a fitted white ceramic sink unit. Beautiful brick built inglenook fireplace housing the Aga stove, (available by sep negotiation), solid wood flooring, beamed ceiling, part exposed stone wall, and open plan access to the breakfast area.

### Breakfast Area

13' 1" x 7' 3" ( 3.99m x 2.21m )  
Situated between the kitchen and the main lounge, this open plan area is ideal for an informal breakfast area, or laundry area with built in cupboards for storage, and where the oil fired central heating boiler is located. With a window to the front aspect and glazed double doors leading into the lounge.

### Formal Lounge

14' 10" x 17' 8" ( 4.52m x 5.38m )  
With stunning vaulted beamed ceiling with feature candle light chandelier. Decorative exposed stone to one wall and log burner with chimney providing lots of heat to this generous size living area with an open galleried landing overlooking from above. With solid wood flooring throughout, and two beautiful full size arched windows from floor to ceiling to one wall, with glazed doors leading into the garden room.

### Conservatory

10' x 19' 2" ( 3.05m x 5.84m )  
Fully glazed this solid wood garden room with sloped ceiling and skylights, extends the living area out into the garden. With french doors leading out into the garden.

With spotlights to the ceiling and wood effect flooring.

### Dining Room

15' max x 14' 1" max ( 4.57m max x 4.29m max )  
This formal dining room is exceptional and would comfortably support a large family dining table. With solid wood effect flooring, beamed ceiling, radiator and window to the front aspect, and door leading onto the formal sitting room.

### Formal Sitting Room

17' max x 14' 10" max ( 5.18m max x 4.52m max )  
This beautifully presented formal sitting room has a stone built inglenook fireplace with oak beam and inset log burner. Decorative wall lights, beams to the ceiling and pretty bow window to the front aspect.

### Inner Hall Way

With a wooden staggered staircase to the first floor, wood flooring, radiator and door leading to the downstairs cloakroom.

### Downstairs Cloakroom

This generous size cloakroom. has a low level wc and pedestal wash hand basin, Decorative tiled splashbacks and radiator. Wood effect flooring, Exposed stone feature to the wall.

### First Floor Landing

Spacious landing area with slight sloped ceiling (poss restricted head height) with inset spotlights and skylight windows providing extra light. Built in double size airing cupboard housing the water tank and with additional shelving for storage. Radiator with decorative cover.

### Master Bedroom

15' 8" max x 15' 1" ( 4.78m max x 4.60m )  
This generous size master bedroom has an ensuite shower room, radiator, inset spotlights to the ceiling. Two feature skylight windows, and open plan onto the galleried landing area.

### Ensuite Shower Room

5' 2" x 9' 10" ( 1.57m x 3.00m )  
This modern newly fitted en suite shower room, has a double width walk in shower with full size glazed vanity screen, pedestal wash hand basin and low level wc. Fully tiled walls, inset spotlights, extractor fan. Part sloped ceiling, (poss restricted head height). Window to the front aspect.

### Galleried Landing Area

This galleried landing area is a very unique feature to this beautiful home. It has been used as an office area off the main bedroom suite by the current owners. With stunning sloped fully glazed ceiling feature, the views from this part of the house are spectacular. Providing lots of light benefiting both the bedroom and the lounge area below.

### Bedroom Two

10' 1" x 15' 4" max ( 3.07m x 4.67m max )  
This double bedroom has a slight sloped ceiling (possible restricted head height) inset spotlights to the beamed ceiling, Decorative wood effect flooring, window to the front aspect, and radiator with a radiator cover.

### Bedroom Three

12' 1" x 10' ( 3.68m x 3.05m )  
This L shaped bedroom has a slightly sloped ceiling (possible restricted head height. There is a window to the front aspect, radiator with decorative cover, wood effect flooring and spotlights to the ceiling.

### Bedroom Four

12' 3" max x 8' 11" ( 3.73m max x 2.72m )  
A further good size bedroom with a skylight window. This L shaped room has a slightly sloped ceiling with inset spotlights (possible restricted head height) wood effect flooring, wall mounted radiator with a cover,

### Bathroom

10' 2" x 6' 7" ( 3.10m x 2.01m )  
Beautifully presented family bathroom with free



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## Bishops Coach House Stoke Rochford, Stoke Rochford GRANTHAM

- PRETTY STONE BUILT FAMILY HOUSE
- WITH 5 BEDROOMS AND 4 RECEPTION ROOMS
- LOUNGE WITH VAULTED CEILING AND GALLERIED LANDING
- MANY PERIOD FEATURES - INGLE NOOK FIREPLACE AND LOG BURNERS
- COUNTRY COTTAGE KITCHEN

Tenure: Freehold EPC Rating: F

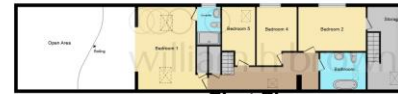
Council Tax Band: F

guide price

**£900,000 - £950,000**



Ground Floor



First Floor



Shed/Outbuilding



Please note the marker reflects the  
postcode not the actual property

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