



COLLEGE FARM HOUSE

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Glinton Road, Helpston PE6 7DQ

An idyllic period farm house situated in the centre of the pretty village of Helpston just 7 miles south of Stamford.

As the name suggests, once a working farm, College Farm House was renovated some years ago and offers beautifully presented accommodation bursting with charming period features such as exposed stone and timbers, shutters to some of the pretty windows and deep Inglenook fireplaces.

Outside, to the front of the property a wonderful Magnolia tree takes centre stage at the heart of a circular lawn while to the rear, a lovely private south facing walled courtyard allows a great entertaining space beyond which is a pretty lawned garden.





GROUND FLOOR

Stepping into a welcoming reception hall, period features offer a glimpse of what is to come with exposed timbers, original cabinets sitting along one wall and a large boot room hidden beyond the staircase. Limestone flooring runs through the hallway into the dining room.

The ground floor sees a total of four reception rooms plus a delightful garden room overlooking that beautiful Magnolia tree.

The first reception room is beautifully proportioned with a large window complete with shutters which overlooks the peaceful front garden. A wood burning stove is set within a deep chimney breast giving a great focal point on cooler evenings.



Down the inner hallway is a great family room with its impressive Inglenook fireplace taking centre stage and French doors opening into the garden room.

Beyond the family room is a generous study with quirky windows and a door leading to the rear courtyard.

With views across the pretty walled garden, the kitchen offers an extensive range of wall and floor cabinets along with integrated appliances and a pantry cupboard. Granite work surfaces provide lots of prep space while the breakfast bar provides a great place to chat with family or friends while cooking supper. A stable door opens directly from the kitchen to the courtyard and lawned garden beyond.

Directly off the inner hallway is a large cloakroom with loo and wash hand basin. Next door is the laundry room which has a butler's sink, in built cabinets, space for the washing machine and tumble drier and a door leading outside. A generous boot room is located under the staircase.









FIRST FLOOR

The wide staircase leads up to a large landing area where four bedrooms can be found.

The principal suite located to the rear is dual aspect and benefits from a luxurious en suite bathroom and a separate dressing room. The en suite has twin undercounter basins with painted cabinets beneath and marble countertop. The free standing bathtub sits beside a large walk in shower with rain shower head over. There are two towel radiators and a loo.

Across the hallway is a guest bedroom with views over the front gardens. In built wardrobes sit either side of the chimney breast which still retains the wooden fire surround with cast iron grate. There is also an en suite with shower, loo and wash hand basin.



Next door is another bright spacious bedroom flooded with natural light and enjoying the most peaceful views over the garden.

Moving along the hallway we come to a large family bathroom complete with fireplace. The inset bathtub is on a raised plinth with a separate shower, loo, wash basin and bidet completing this large room.

At the end of the hallway is the last bedroom which has very good proportions and still retains the chimney recess with exposed timber over.

On a practical note, completing the first floor level there is a further cloakroom with loo, basin, an airing cupboard and an in built storage cupboard.





OUTSIDE

The property sits in approximately half an acre of beautiful gardens. The grounds are mainly walled which provides a charming backdrop to the various flower beds and borders that are meticulously tended.

The large shingle driveway encircles a lawn with the magnificent Magnolia tree. To the westerly point of the plot, there are pretty woodland beds and borders and tucked into the far corner is a stone and timber open bay garage with storage shed.

Beside the garden room is a stone terrace, ideal for late evening sunsets, beyond which is a pathway leading to the rear of the property.

First we reach a sheltered courtyard which faces south and offers an ideal place to soak up the sun or relax and entertain family and friends. The original stone well, now just a pretty water feature is still in situ and from a practical point of view, a stone store provides the ideal place to store garden implements and the BBQ.

From the courtyard, a stone archway leads to an enclosed lawned garden complete with apple trees. Again, the garden is very private and a lovely outdoor space to enjoy.





LOCAL AMENITIES

Helpston is a thriving village, well placed between Stamford (7 miles) and Peterborough (7.5 miles). The village offers a well-regarded primary school, Church, shop/post office, a pub and a village hall. There is a regular bus route to Peterborough and Stamford every 30 minutes throughout the day. There is also a renowned butchers and country store approximately 1 mile outside of the village on the way to Ufford.

The market town of Stamford offers many amenities including a good range of shops, excellent schooling and a produce market which is held every Friday. The Cathedral City of Peterborough also offers a wide range of facilities and excellent train links. (49 minutes to London Kings Cross approx.)

LOCAL AUTHORITY

Peterborough City Council.

SERVICES

Mains water, electricity and drainage are understood to be connected. There is oil fired central heating. None of the services or appliances have been tested by the agent.

AGENTS NOTE

Loft space offers scope for conversion (stp) and listed buildings consent.

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Approximate Gross Internal Area = 368 sq m / 3961 sq ft
 Garage / Garden Store = 28.7 sq m / 309 sq ft
 Total = 396.7 sq m / 4270 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Through-the-lens.co.uk © 2022.

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

PLANS

The site and floor plans forming part of these sales particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

VIEWING

Strictly by appointment through Digby and Finch.

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