

# Coulson House

STAMFORD

# COULSON HOUSE

Wothorpe Road, Stamford, PE9 2JR

Named after the local coal merchants "Coulson & Son", Coulson House was built in 1999 on the site of a coal merchants' garage!

Today we find a very attractive stone built home situated in a fabulous location just two minutes' walk to the renowned George Hotel, the train station and Stamford meadows.

The property itself offers very versatile accommodation arranged over three floors along with a south facing courtyard garden and an integral garage.





# welcome home

Stepping through the front door into an entrance vestibule in turn opening to a welcoming reception hallway which gives access to all the ground floor space.

To the right is a boot room/ study with full height storage cupboards offering plenty of space to keep coats and shoes tucked away.

The integral garage is accessed from the boot room and the garage itself has power and light.

Across the hallway is a beautifully appointed kitchen dining room which is flooded with natural light being dual aspect with bi-fold doors opening to the lovely courtyard garden.





The kitchen itself is fitted with a range of contemporary cabinets providing lots of storage complemented by Silestone worksurfaces, a peninsular island and Neff integrated appliances.

Beyond the kitchen is a lovely dining area with fitted banquette seating, a media unit with shelving plus storage cabinets beneath. Bifold doors open to the fabulous south facing courtyard garden, perfect for alfresco dining or simply relaxing on sunny days.

Back in the hallway, there is a ground floor cloak room which is fully tiled and fitted with a loo and wash hand basin.



## first floor

The staircase opens to a bright landing where the sitting room and a generous home office (or third bedroom) can be found.

The peaceful sitting room is a lovely space with a square bay overlooking the front elevation and to the rear are views of St Martins church spire.

Next door is a very well furnished home office with a plethora of inbuilt furniture including shelving, storage cupboards, desk space and bookcases. The room also has two large inbuilt wardrobes and could easily be used as a third bedroom if required.





## second floor

Up on the second floor are two beautiful bedrooms along with the family bathroom.

The serene principal bedroom enjoys views over the front elevation. There are a total of three large double wardrobes which provide plenty of hanging and storage space.

The guest bedroom is a generous double room with dual aspect windows and a large inbuilt wardrobe.

Completing the second floor accommodation is a fully tiled bathroom with underfloor heating. A contemporary suite includes twin vanity wash hand basins with storage beneath, a large walk in shower, loo and a towel radiator.







## outside

To the rear of the property is a sunny south facing partially walled courtyard garden offering a great place for relaxation or for outdoor entertaining.

There is a single garage which measures 2.5m x 5m so ideal to house a small car.

## services

Electric, water and mains drainage are understood to be connected. The property has gas fired central heating. (none tested by the agent).





## local amenities

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Stamford is an attractive and thriving market town and was the country's first designated Conservation Area in 1967 and appears annually in The Sunday Times "The best places to live in the UK". Famed for its Georgian street scene, Stamford supports an active community.

The traditional weekly market continues, whilst the town centre boasts a wide variety of restaurants, bars and boutique shops, as well as all the high street amenities and supermarkets.

Architectural landmarks including The George Hotel, Burghley House and its proximity to the leisure pursuits afforded by Rutland Water, Stamford also offers a high standard of both state and private education for all age groups. Stamford railway station is close by with excellent commuter links to London (connect at Peterborough to Kings Cross) and Cambridge.

## fixtures & fittings

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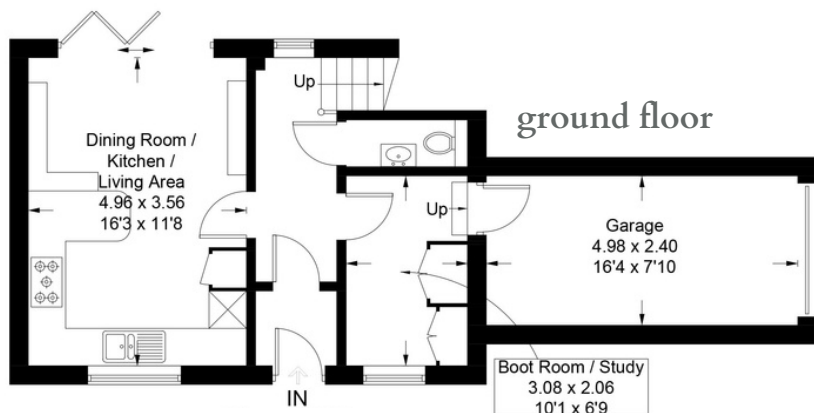
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

## agents note

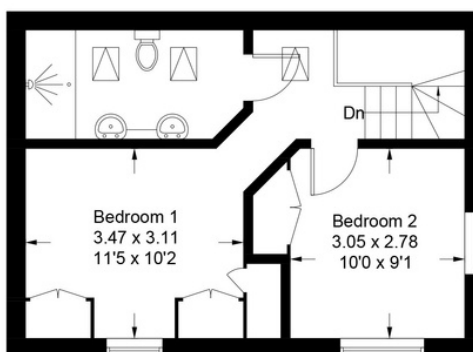
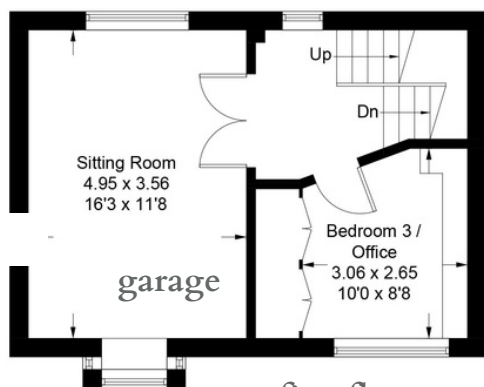
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Please note that there is a flying freehold, with the neighbour's property being above the garage. Please do make your own enquiries.

# finer details



Approximate Gross  
Internal Area  
(including garage):  
116.7 sq m / 1256 sq ft



EPC rating: 74 | C  
EPC potential: 85 | B

Local Authority: South Kesteven District Council  
Council Tax Band: E  
Tenure: Freehold

Possession: Vacant possession upon completion.

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



# Digby & Finch

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