



Yewtrees

KETTON

YEW TREES

92, High Street Ketton,
Stamford, PE9 3TE

Welcome to Yewtrees – a spacious and beautifully presented home that has been meticulously refurbished throughout. This wonderful Grade II listed village home is brimming with period features typical of the Georgian era, including excellent ceiling heights, deep skirting boards, and panelled internal doors. Exposed timbers and polished wooden floors provide a stunning backdrop to the Inglenook fireplaces and wood burning stoves culminating in a stylish, modern country interior.

The property occupies a delightful plot, set back from the High Street behind a stone wall and a deep lawn garden. The driveway to the side provides ample parking and leads to a large stone garage, which offers a variety of potential uses.

To the rear, a west-facing tiered garden offers complete privacy, with a stone terrace running the length of the property. Stone steps lead up to a beautiful lawn garden complete with a charming potting shed.

The gardens are walled on all sides, featuring pretty herbaceous borders and a variety of fruit trees.





Step Inside

A tiled entrance hall with cloakroom off, provides access to three generous reception rooms, along with the beautifully appointed kitchen.

The drawing room, with bespoke shutters has views to the rear garden along with wonderfully high ceilings, attractive plasterwork, deep skirting boards, and stripped doors. The open fireplace (currently unused) has a lovely solid oak surround and tiled hearth, providing a fantastic focal point for the room.

Next door, the sitting room features charming parquet flooring, with exposed stone wall and timbers complementing the Inglenook fireplace which houses a wood burning stove. Overlooking the front aspect, this room is open to the inner hallway, which leads to the dining room.

The generous dining room with bespoke shutters enjoys views over the front garden. An unusual wood burning stove is housed in a stone chimney breast providing a delightful focal point to the room.







The kitchen offers a fabulous range of wall and floor standing painted cabinets beneath quartz work surfaces. A Smeg cooker with induction hob, is complemented by a Rayburn Range which provides both cooking and hot water. Further integrated appliances include a dishwasher, washing machine, microwave, and fridge.

The boot room/utility room retains its original flagged stone flooring and vaulted ceiling. It offers plenty of space for white goods and has direct access to the rear garden – perfect for muddy boots or wet dogs!



And So To Bed

From the flagstone hallway, a split staircase rises to the first floor with stone and wooden steps flowing to a spacious landing area where two of the four bedrooms are located. Both bedrooms are generous doubles, one of which has built-in storage and a vanity wash basin. These charming rooms overlook the front of the property.

The staircase rises again by just a few steps to two further generous bedrooms. These rooms are located at the rear of the property, as is the family bathroom, which features a stunning freestanding roll-top bath with a shower over, WC, and wash hand basin.







Step Outside

The property is slightly elevated, sitting behind a stone retaining wall with a wide lawn garden beyond.

The driveway offers plenty of parking for several cars leading to a stone garage. Subject to the relevant planning permissions, this building could be subdivided to create a home office, studio, or even annex accommodation.

The rear garden is arranged as a stone terrace running along the length of the property, with stone steps leading to a lawn garden. The garden is beautifully landscaped with mature herbaceous borders and several varieties of fruit trees, including espalier pear trees to the westerly gable end of the property. Enclosed on all sides by walls, the rear garden is a sunny, sheltered, and completely private outdoor space.

Services

Mains water, drainage, and electric are understood to be connected. The property has oil fired central heating (via Rayburn) . None of the services nor appliances have been checked by the agent.

Local Amenities

The property is in the village of Ketton, close to historic Stamford and surrounded by beautiful Rutland countryside. The village has an outstanding-rated primary school, a local shop/Post Office, large playground, cricket club, community centre, three churches and two pubs. While Stamford has excellent amenities, including a range of high street and independent retailers and a selection of cafés, restaurants and pubs. Independent schooling in the area includes Stamford Junior School and Stamford Endowed Schools.

The village is 3.8 miles from Stamford town centre and three miles from the A1. Stamford's station provides services to Peterborough (connecting to London Kings Cross services in approximately 46 mins) and to Cambridge.

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.

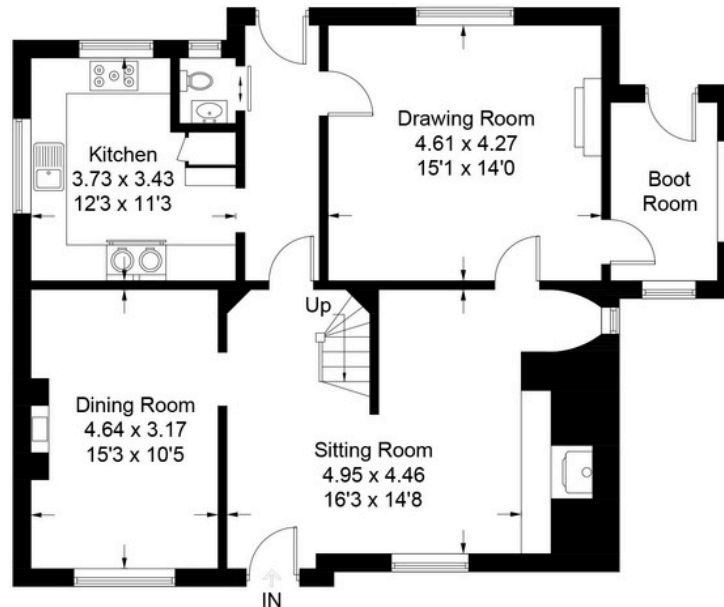
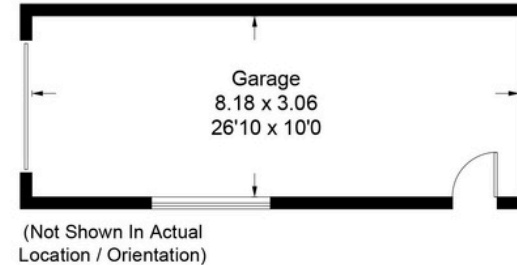
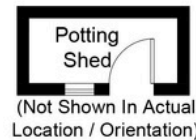


Floorplan

Approximate Gross Internal Area = 174.4 sq m (1877 sq ft)

Garage: approx 27.8 sq m (299 sq ft)

Total: approx 202.2 sq m (2176 sq ft)



Ground Floor



First Floor

Local Authority: Rutland County Council

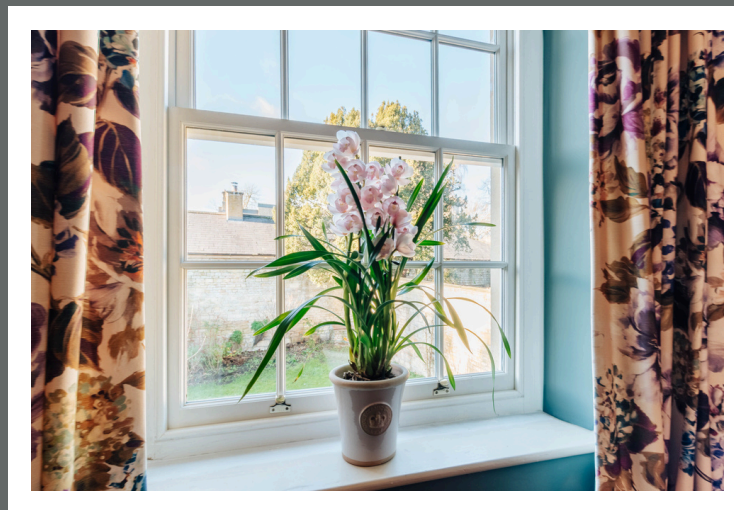
Council Tax Band: F

EPC Rating: Exempt

Tenure: Freehold

Possession: Vacant 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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