



4 Casterton Road  
STAMFORD

# 4 CASTERTON ROAD

Stamford, PE9 2YL

Situated within a desirable residential area just a short stroll from Stamford's historic town centre, this wonderfully stylish and sensitively renovated period home offers the rare combination of refined character, modern practicality, and enviable convenience. Unlisted and thoughtfully reimaged by the current owners, the property has been beautifully restored to retain its original architectural charm while incorporating contemporary touches that elevate day-to-day living. High ceilings and generous sash windows flood the interiors with natural light, creating an airy and uplifting atmosphere throughout.

The accommodation includes four generous bedrooms, three well-appointed bath/shower rooms, a fabulous formal sitting room, and an open-plan kitchen/dining room designed for both entertaining and everyday comfort with a separate utility room for further practicality. Terraced gardens to both the front and rear offer a variety of outdoor spaces to relax and enjoy.





# welcome home

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Stepping through the original stained-glass door into an elegant reception hallway, you are instantly welcomed by a timeless sense of style and character. The original staircase rises gracefully beneath intricate plaster mouldings that crown the tall ceilings, setting a refined tone for the rest of the home.

To the left, the beautifully appointed sitting room commands attention with its expansive bay window framed by bespoke plantation shutters, flooding the space with natural light. A striking sandstone chimney surround houses a woodburning stove, creating a captivating focal point flanked by bespoke storage cupboards and elegant book shelving. The room's classic plaster mouldings add an extra layer of architectural sophistication.





Flowing seamlessly from here is the open-plan kitchen and dining area, a harmonious blend of contemporary design and period character. A suite of sleek, contemporary cabinets is paired with luxurious quartz work surfaces, thoughtfully contrasted against an exposed brick wall that adds texture and warmth. The dining space sits beside an original chimney breast, housing a wood burning stove, with charming larder cupboards providing exceptional storage solutions. French doors open directly onto the garden terraces, perfectly framing indoor-outdoor entertaining with effortless style.

A conveniently positioned utility room offers practical amenities with direct garden access, while a well-appointed ground floor shower room, featuring a generous enclosure, WC, and wash basin, completes the floor.

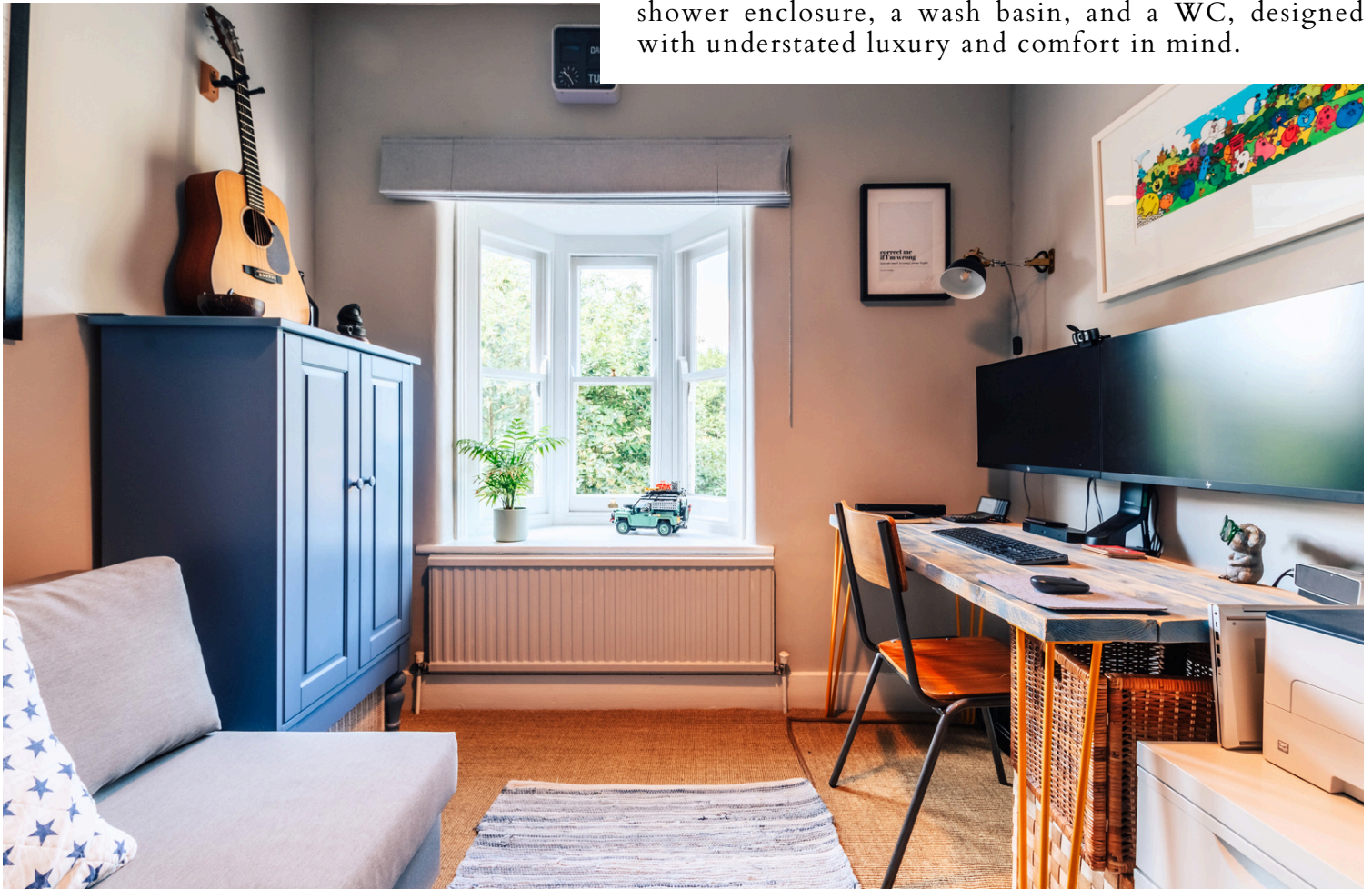




## first floor

Moving to the first floor, three charming bedrooms await. Two of these are particularly impressive—one featuring a large bay window that overlooks the front of the property, and the other enjoying peaceful views over the rear garden. Both benefit from bespoke in built wardrobes, providing ample storage solutions. The third bedroom, currently used as a home office, is generous in size and can easily accommodate a double bed.

Completing this floor is a beautifully appointed bathroom, featuring a freestanding bathtub, a separate shower enclosure, a wash basin, and a WC, designed with understated luxury and comfort in mind.





## second floor

An absolute delight of the home is the exquisite principal bedroom suite on the second floor. A generous contemporary dormer window bathes the room in natural light, highlighting the considered design and attention to detail throughout. An entire wall is devoted to bespoke wardrobes, providing extensive, discreet storage while maintaining the suite's serene ambiance. The en suite shower room is impeccably finished, featuring a walk-in shower, WC, and wash basin, completing this private sanctuary.





## step outside



The surprisingly spacious rear garden has been thoughtfully landscaped to create a series of inviting terraces, ideal for relaxing, entertaining, or al fresco dining.

Raised vegetable beds provide a sunny haven for keen gardeners, while a well-appointed shed offers practical storage for outdoor equipment. Gated access leads to an unadopted road at the rear, enhancing privacy and ease of access.





## services

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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.

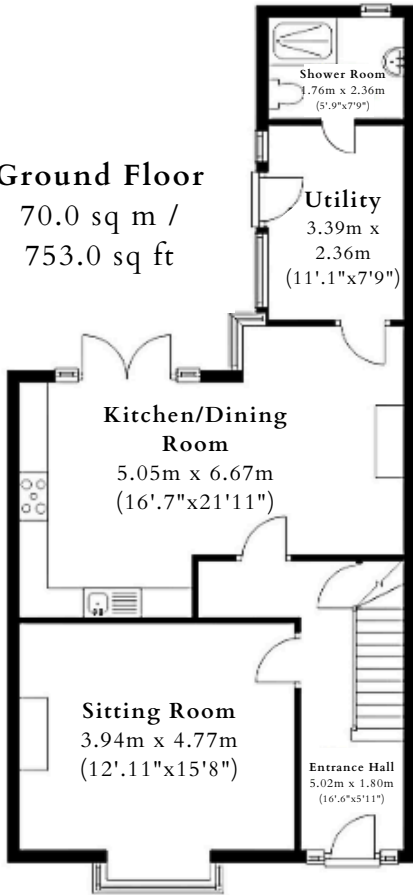
## fixtures & fittings

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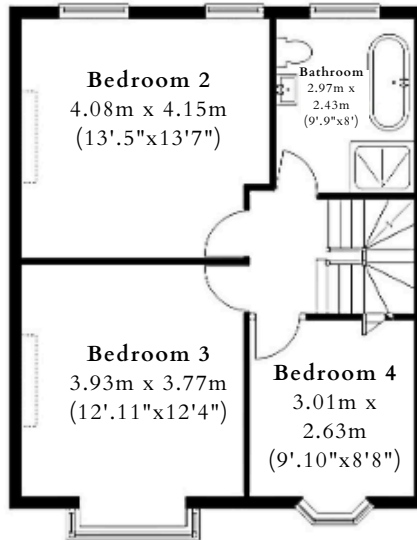
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

Approximate Gross  
Internal Area;  
154.4 sq m / 1662.1 sq ft

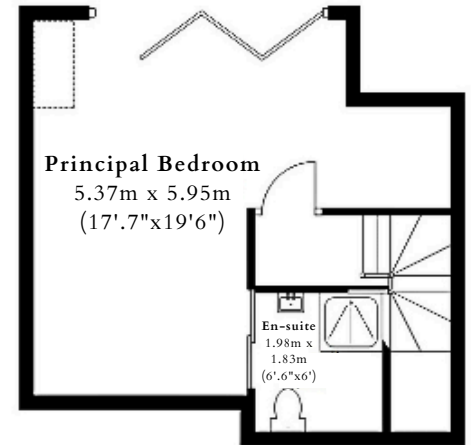
Ground Floor  
70.0 sq m /  
753.0 sq ft



First Floor  
53.9 sq m / 580.2 sq ft



Second Floor  
30.5 sq m / 328.8 sq ft



EPC rating: 63 | D  
EPC potential: 80 | C

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

ESTATE AGENTS

01780 758090

[stamford@digbyandfinch.com](mailto:stamford@digbyandfinch.com)

8 St Mary's Hill, Stamford, PE9 2DP