



36 Tinwell Road

STAMFORD

36 TINWELL ROAD

Stamford, PE9 2SD

36 Tinwell Road is a distinguished Stamford residence, effortlessly combining period elegance with modern family living. With its commanding views, outstanding garden, and versatile accommodation across three floors, it represents a rare opportunity to acquire a truly special home in one of the town's most coveted settings.

Built in 1882, this imposing stone-built residence occupies one of Stamford's most desirable addresses. Positioned on Tinwell Road, the property enjoys commanding front views towards Burghley and the Rutland countryside, whilst to the rear lies a beautifully landscaped garden, a substantial double garage, and discreet access to Tinwell Road Lane.

This is a home that beautifully balances original period character—high ceilings, tall sash windows, deep skirtings, and original doors—with a refined, modern finish designed for contemporary family living.





step inside

A covered porch opens into a welcoming inner hallway, setting the tone for the elegance and comfort that unfolds throughout this beautiful home.

The Drawing Room offers superb proportions, bathed in natural light from a grand bay window with far-reaching views. A log-burning Clearview stove set within a deep chimney breast creates a striking focal point, enhanced by stripped wooden flooring and lofty ceilings. Whether entertaining guests or enjoying quiet evenings by the fire, this is a room of timeless charm.





The Second Reception Room is currently arranged as a cosy TV snug, overlooking a pretty side courtyard through a traditional sash window. An open fireplace with electric stove adds warmth and character, while clever use of the understairs area provides a bespoke desk and shelving—ideal for working from home or creative pursuits.

At the heart of the property lies the Kitchen, Dining and Living Space—an exceptional open-plan environment designed for modern living. Sleek quartz worktops, contemporary cabinetry, Fisher & Paykal stainless steel fridge freezer and integrated appliances including 1 Neff single oven, a double oven and a 5 ring induction Hob combine sophistication with practicality. Bi-fold doors, Velux windows and glazed roof lights flood the room with natural light, creating a seamless connection between house and garden.

Practicality is perfectly paired with style, with a well-appointed utility room and a smart cloakroom completing the ground floor.





first floor

A graceful staircase rises to a light-filled landing with built-in storage.

Two elegant double bedrooms, one featuring an attractive period fireplace, provide comfort and character.

The Family Bathroom exudes luxury, with a free-standing tub, separate shower, vanity storage, WC, and heated towel rail.



second floor

The upper level offers two further generous double bedrooms, one with fitted storage. A stylish Shower Room with a walk-in shower, WC and wash basin completes this floor—ideal for family living or hosting guests.



step outside

The property stands proudly behind a handsome stone wall with wrought-iron gate, approached via a York stone path framed by a manicured lawn and mature shrubs.

To the rear, the garden unfolds across a series of delightful spaces. A sunken entertaining terrace adjoins the kitchen-dining room, perfect for al fresco dining. Beyond lies a long lawn garden with two versatile garden buildings, offering scope for home offices, studios or playrooms. A substantial brick-built double garage, complete with power, lighting and electric door, is accessed via Tinwell Road Lane, ensuring both convenience and security.





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

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

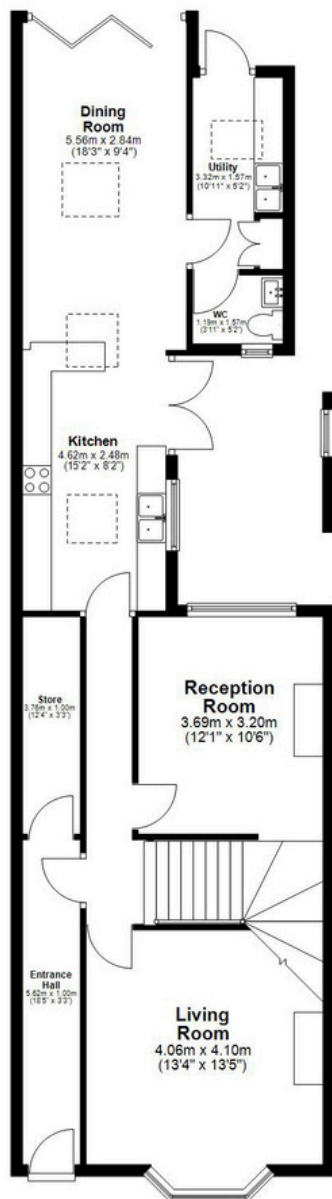
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

finer details



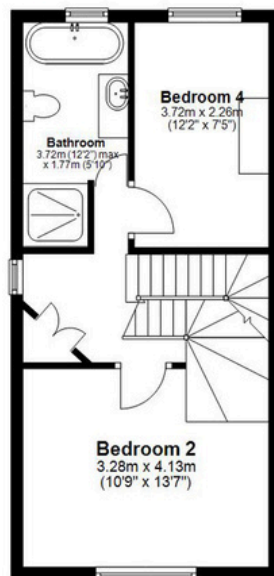
Ground Floor

122.3 sq m / 1316.3 sq ft



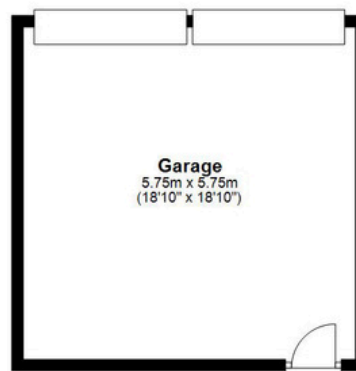
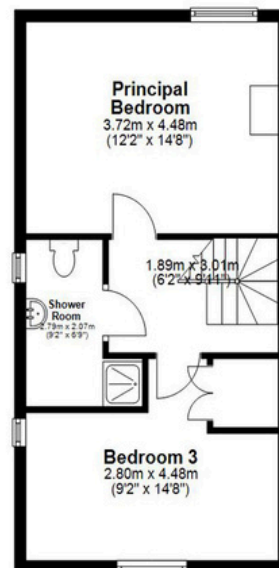
First Floor

37.2 sq m / 400.1 sq ft



Second Floor

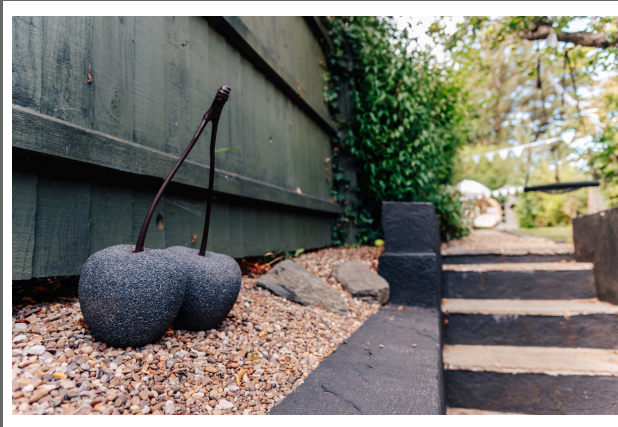
41.6 sq m / 447.4 sq ft



Approximate Total Area;
201.0 sq m / 2163.8 sq ft
Office; Approx 4.5 Sq. M (48.9 Sq. Ft)
Garage; Approx. 33.1 Sq. M (327.6 Sq. Ft)

EPC rating: 57 | D
EPC potential: 79 | C
Local Authority: South Kesteven District Council
Council Tax Band: F
Tenure: Freehold
Possession: Vacant possession upon completion.

Plans: 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.



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