



Holwell

St. Pauls Street | Stamford | Lincolnshire | PE9 2BG

FINE & COUNTRY

HOLWELL



An impeccable, ultra-modern five bedroomed property set over three floors nestles into the hillside in a private spot close to the very heart of the beautiful town of Stamford. Built with contemporary style living in mind, it features light and open spaces with a superb connection to the outside. A secluded, generous, landscaped garden provides entertaining areas flowing directly from the vast open plan kitchen dining living room, with gently sloping lawns studded with mature trees, as the land falls away to the south.



KEY FEATURES

- An Iconic, Contemporary, Architecturally Designed Detached House
- Centrally Located Within the Renowned Georgian Market Town of Stamford
- Vaulted Reception Hallway, Open Plan Kitchen / Diner / Family Room
- Utility Room, Larder, Study / Playroom / Bedroom Five Plus a Shower Room
- Master Bedroom with En Suite Bathroom and Dressing Room
- Three Further Double Bedrooms and Two Bathrooms
- Electric Entrance Gate, Two Double Garages and Ample Off-Road Parking
- Substantial Gardens, Terrace with Outside Kitchen Plus a First Floor Terrace





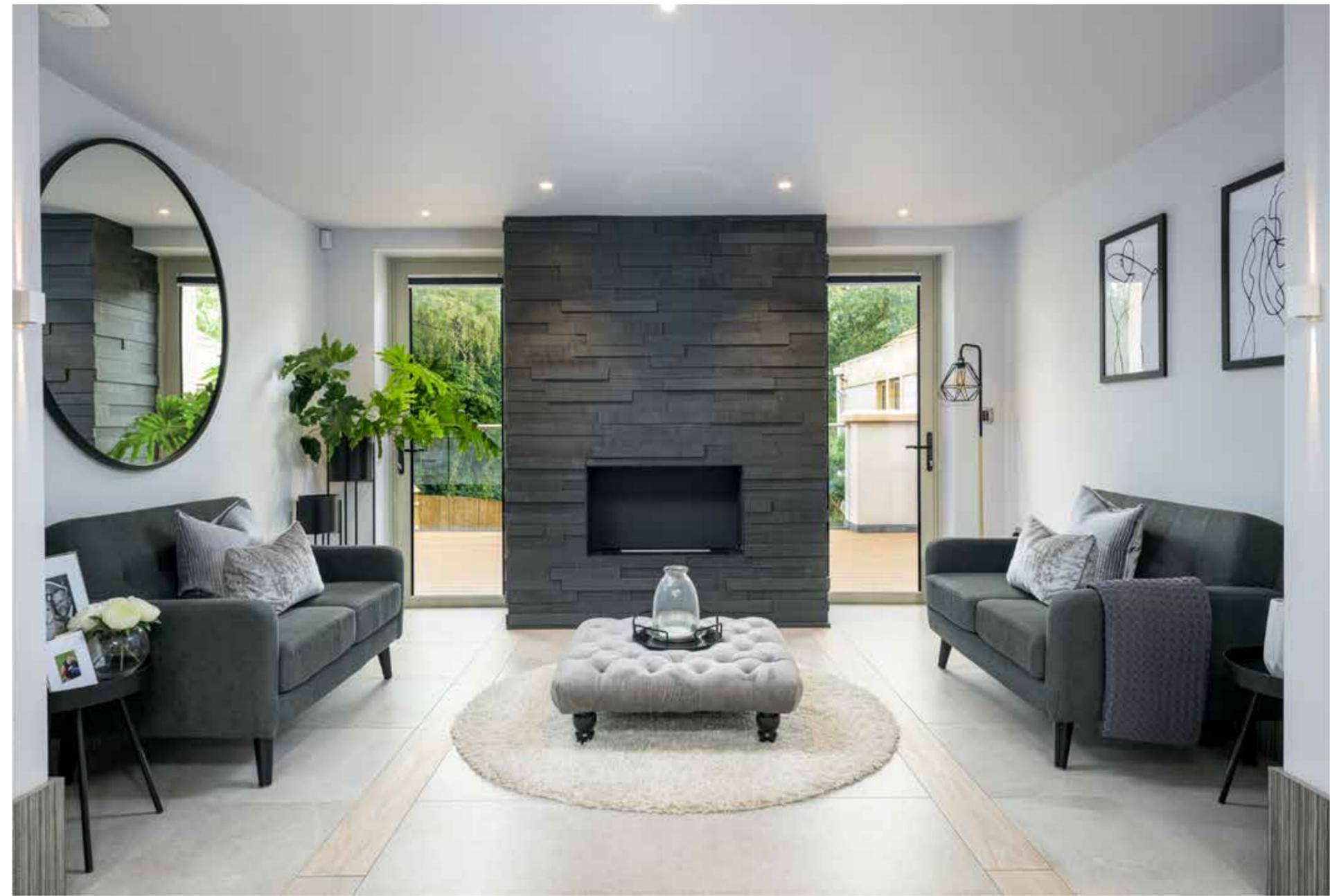
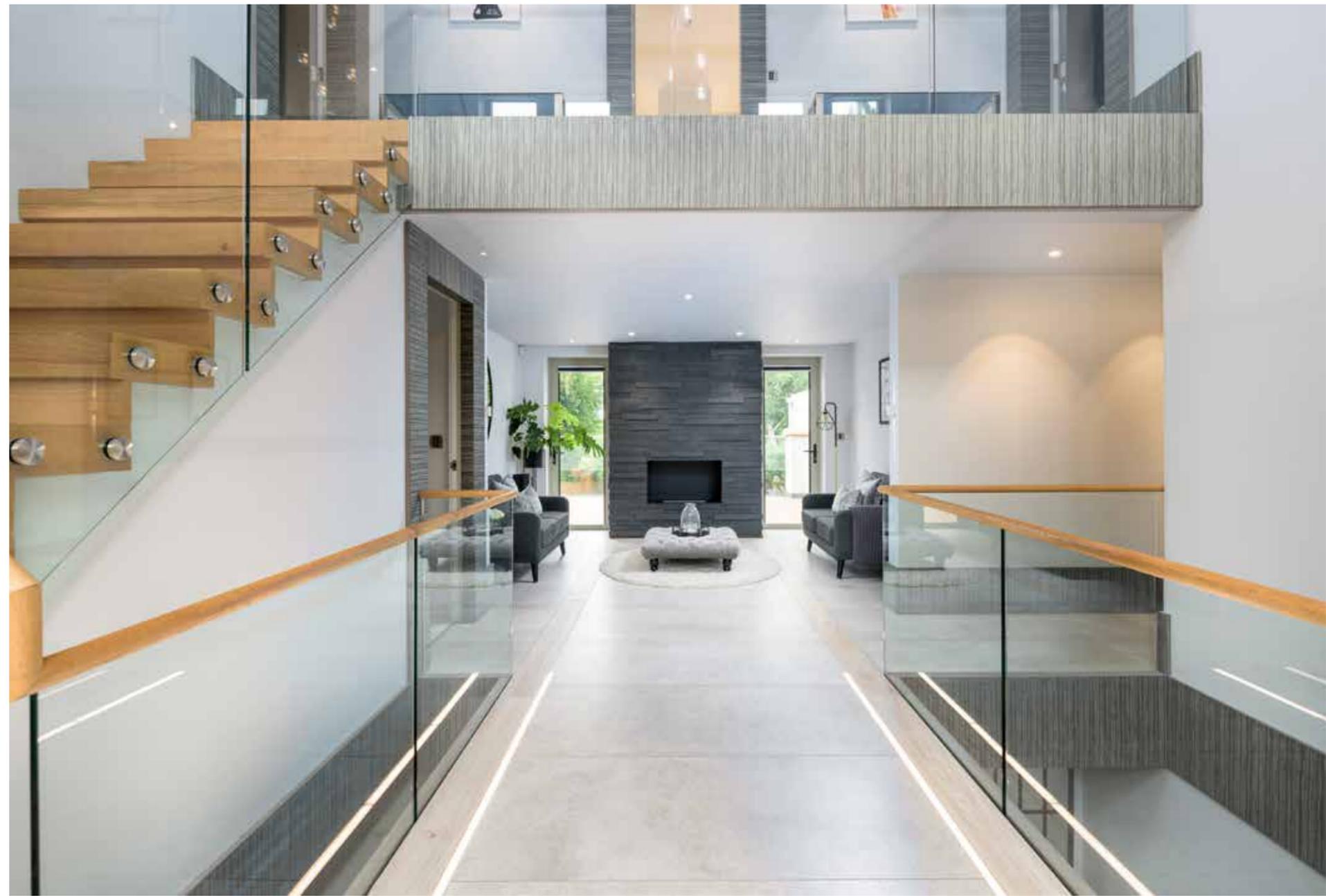


From street level, behind its encompassing stone wall, the seemingly single storey building belies the extent of the property: having been carved into the hillside, not only is there first floor accommodation in the eaves, but this upper ground level leads to a vast lower ground level which beautifully connects through sliding glass doors onto a sheltered and private sunken terrace.

This exemplary home was only completed eighteen months ago and is approached from the road, with vehicles through automatic, solid, concealed sliding gates that reveal an expansive drive with two integrated double garages with electrically-operated Hormann doors, and pedestrians through an arched door that leads down shallow steps to the front entrance. Security is paramount. "We can manage the entrances with our phones from anywhere in the world using Control 4 software linked to security cameras," says the owner.

With a rendered exterior highlighted by smooth, local, natural limestone ashlar string course and mullion heads and sills to window and door frames, the interior's hallmark in the impressive entrance hall is a distinctive, grey striped, timber veneer along skirtings and architraves. Stairs which ascend and descend from this dramatic space have oak treads and glass balustrades, and your eye is taken through to beyond a contemporary, slate-clad chimney breast onto the impressive, decked balcony stretching almost the entire width of the house. Also on this level is the master bedroom suite boasting a vanity area, another separate dressing room, and a large en suite containing a bath and a walk-in shower. French doors open onto the balcony from the bedroom. Another pair leads onto this from the family bathroom which is opposite another bedroom. This huge, decked balcony features an external chimney where a fire can be lit for warmth and ambience for evening entertaining.









On the lower ground floor, the living space is spectacular with an almost fifty-foot-long room with a stunning fitted kitchen at the far end and a wall of glazing onto the garden. A contemporary, double-sided, glass, log-effect gas fire, lit by a remote, makes an appealing central focal point and forms an attractive backdrop for dining, whilst the above wall allows a television screen to be viewed from the kitchen; another even larger screen at the opposite end of the room creates a cinema-style space where the owners have enjoyed relaxing as a family.

The kitchen is lined with an abundance of modern units incorporating sub zero Wolf appliances that include eye-level ovens, a red and white wine cooler/cabinet, a fridge freezer (*wine cooler and fridge freezer are available by separate negotiation*), and a large island and breakfast bar, with a wraparound, highly practical Dekton worktop, that houses a dishwasher, an induction hob and a sink. A large, walk-in larder is a useful asset, next to which is a spacious utility area containing more storage and another sink.

The real beauty of this open plan, ground floor living space is its link to the outdoors. A completely flush interface over the threshold from the modern tiling inside through the open sliding doors to the paving outside provides for the perfect flow where an outside kitchen with Wolf barbecue (*available by separate negotiation*), worktops, sink and serving areas are alongside built-in seating from oak sleepers that also retain the surrounding terraced flower beds. "As the lower ground floor and terrace is so low in the ground, the upper levels create a barrier from the external world and make it remarkably quiet," attests the owner.





Behind the huge kitchen dining living room, a room with built and fold down bed and lined with cupboards is currently used as a playroom but could easily be a fifth bedroom particularly as a shower room is on the other side of the ground floor lobby. The two bedrooms on the top floor mirror one another. Vaulted ceilings and dormer windows provide character whilst contemporary, fitted storage is a bonus. A shared bathroom is in between, again with a bath as well as a walk-in shower.

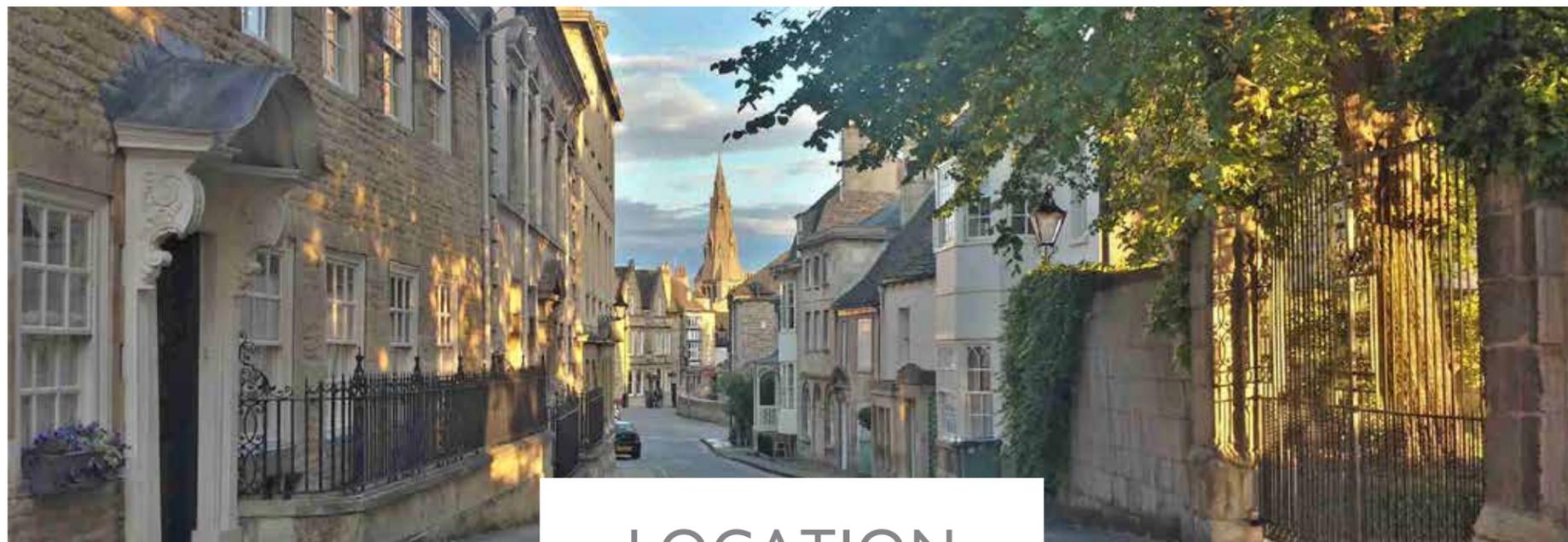
The build of the property is of high specification with top quality fittings and with contemporary styling throughout. The entire property benefits underfloor gas heating, and a Heat Recovery System has been fitted whereby all the stale air is sucked out and clean, fresh air is pumped in via a filter system. A water softener is built-in, and a sound system – also on Control 4 – includes speakers throughout the interior and external ones on the balcony.

The south facing garden, to complement the house, has been professionally landscaped and is a private and immaculately manicured place. Entirely safe for young children and dogs, it is surrounded by walling or fencing. Featuring several mature trees, notably some silver birch, it is relatively low maintenance with beds well stocked with perennials and evergreen shrubs and with sweeping lawns that cascade down the hill and lead to a further fenced and lawned area where there is a timber summerhouse, a greenhouse and some raised veg beds. The exterior lighting is superb and creates a wonderful atmosphere at night; as the owner informs us, “Lumison in Oakham installed all the lighting inside and out and it was worth it for the results.”

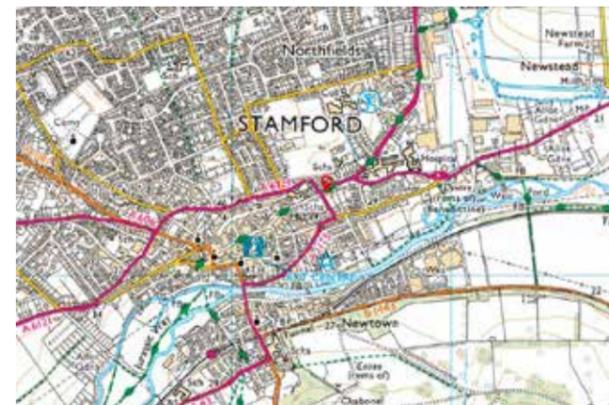
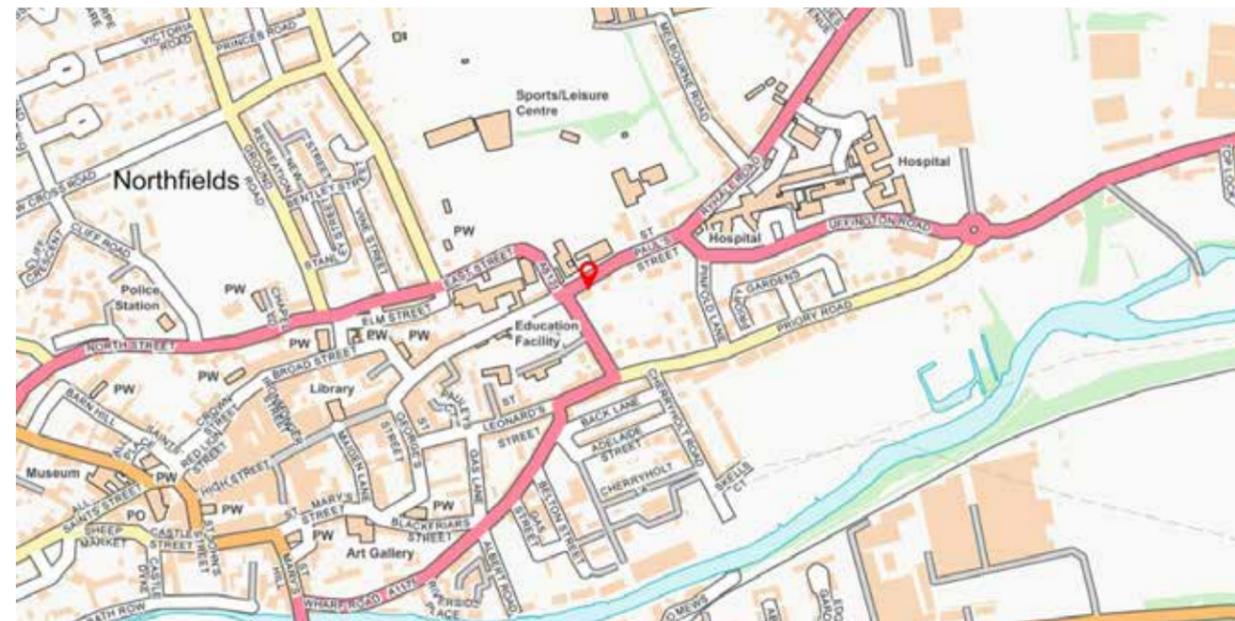
Holwell is in a superb position with the centre of town with a huge array of shops, cafes and restaurants, between a five and ten minute walk. It is ideal for a family, not only because of its space, but with superb schools on the doorstep - literally – and the train station for commuters is less than a mile away (about a fifteen minute walk). The glorious, Georgian stone town has a popular Arts Centre, the famous George Hotel, and is close to both Burghley House with its acres of parkland, and to the A1 for excellent road links North and South.







LOCATION



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | B2 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

LOCAL AUTHORITY: South Kesteven District Council

SERVICES: Mains Electricity, Water and Drainage, and Gas Central Heating

TENURE: Freehold

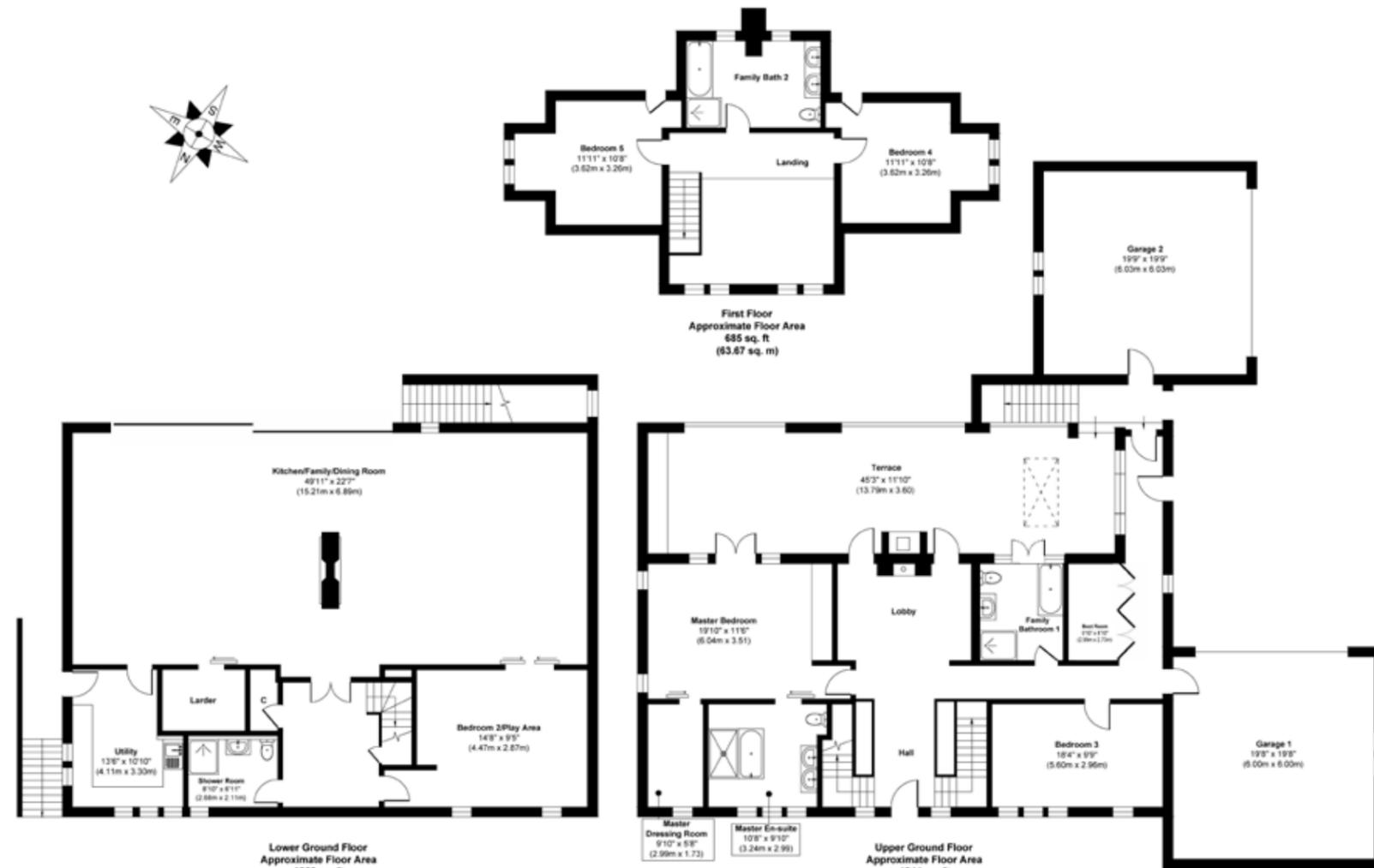
AGENT'S NOTE: Wine fridge, Fridge freezer, BBQ and Televisions are available by separate negotiation

DISCLAIMER:

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.





Approx. Gross Internal Floor Area 3802 sq. ft / 353.27 sq. m (excluding terrace & Garage)
Approx. Gross Internal Floor Area 4489 sq. ft / 417.14 sq. m (including terrace but excluding garage)
Approx. Gross Internal Floor Area 5281 sq. ft / 490.79 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.

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FINE & COUNTRY

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We value the little things that make a home



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Christine prides herself in providing the highest level of customer care and listening to her clients in order to understand their individual needs. Christine combines her wealth of local knowledge, with an enthusiasm for marketing, sale and results. Our office constantly receives excellent reviews for Christine's customer service she consistently delivers.



JAN VON DRACZEK
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Jan has been in the property industry for over 30 years, having worked in high end sales in central London and country house sales in the East of England which means he brings a wealth of property experience and knowledge to Fine & Country. His enthusiasm and dedication to produce a successful outcome for his clients shines through and his willingness to help around the clock only proves his work ethic. Some of Jan's key strengths are his work ethic, innovative thinking and enthusiasm.

Agents notes:

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THE FINE & COUNTRY
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