

FINE & COUNTRY

TOWNGATE HOUSE



MARKET DEEPING
LINCOLNSHIRE





KEY

- *A Stunning, Stamford Stone, Victorian, Grade II Listed Property*
- *Located on the Edge of Market Deeping, 8.5 Miles from Stamford*
- *Electric Gates, Sweeping Gravel Driveway and a Majestic Cedar Tree*
- *Five Reception Rooms and a Well-Appointed Open Plan Kitchen / Diner*
- *Principal Bedroom with Walk-in Dressing Room and En Suite*
- *Further Four Double Bedrooms and Two Bathrooms*
- *Utility Room, Vaulted Wine Cellar, Exterior Dual Zoned Swim Spa*
- *Front and Rear Gardens and Paddocks, in Total Approximately 2 Acres (Subject to measured survey)*
- *Triple Garage with Room Above and 6kw Solar Panels at Rear with Batteries*
- *Total Accommodation (Including Cellar) Extends to Approximately 5797 Sq.Ft.*

FEATURES

An impressive, elegant Grade II listed Victorian former farmhouse, meticulously restored and renovated to the highest standard by its current owners, proudly stands amidst beautiful and mature grounds spanning approximately two acres. Situated on the outskirts of the charming and well-appointed town of Market Deeping, in the idyllic borderlands of South Lincolnshire and Cambridgeshire, this remarkable property offers easy access to the magnificent town of Stamford, located just 8.5 miles to the west and the vibrant city of Peterborough, a mere 8 miles to the south, where swift train connections to London can be enjoyed in just under 45 minutes.

Boasting an exceptional location for those seeking a convenient commute, this truly remarkable residence dates back to 1864 and showcases a breathtaking combination of coursed limestone construction under a Collyweston stone roof with an original brick wing at the rear. With a contemporary flair and a refined color palette that accentuates the traditional features of the building, this magnificent 5-bedroom house offers a harmonious fusion of old-world charm and modern elegance.





Step inside to discover an array of generously proportioned reception rooms, totalling no less than 5, which provide an ideal setting for hosting grand gatherings. The outdoor seating area and enclosed courtyard, complete with a Swim Spa, further enhance the splendid entertainment options available.

As you approach through the automatic gates, a gravelled drive leads you to the front of the property, where stone steps elevate your entrance and offer a captivating view of the central fountain, nestled within the circular drive. Ample parking can be found alongside the property, in front of the triple garage.

The interior exudes an atmosphere of grandeur and opulence, with high ceilings and expansive windows that bathe the space in natural light. Many of these windows are adorned with working shutters, adding to the overall sense of homely elegance.

Upon entering through the magnificent solid wooden door, you will be immediately captivated by the original Victorian tiled flooring, the impressive fireplace, and the majestic staircase that gracefully ascends to the first floor, all framed by a stunning stained glass window depicting Moses and the Ten Commandments.

Two large and dual-aspect reception rooms occupy the front of the house, both featuring impressive bay windows and original fireplaces. Two additional reception rooms can be found in the original section of the house, while the extended area houses the glorious kitchen/diner, which offers delightful views of the rear garden.





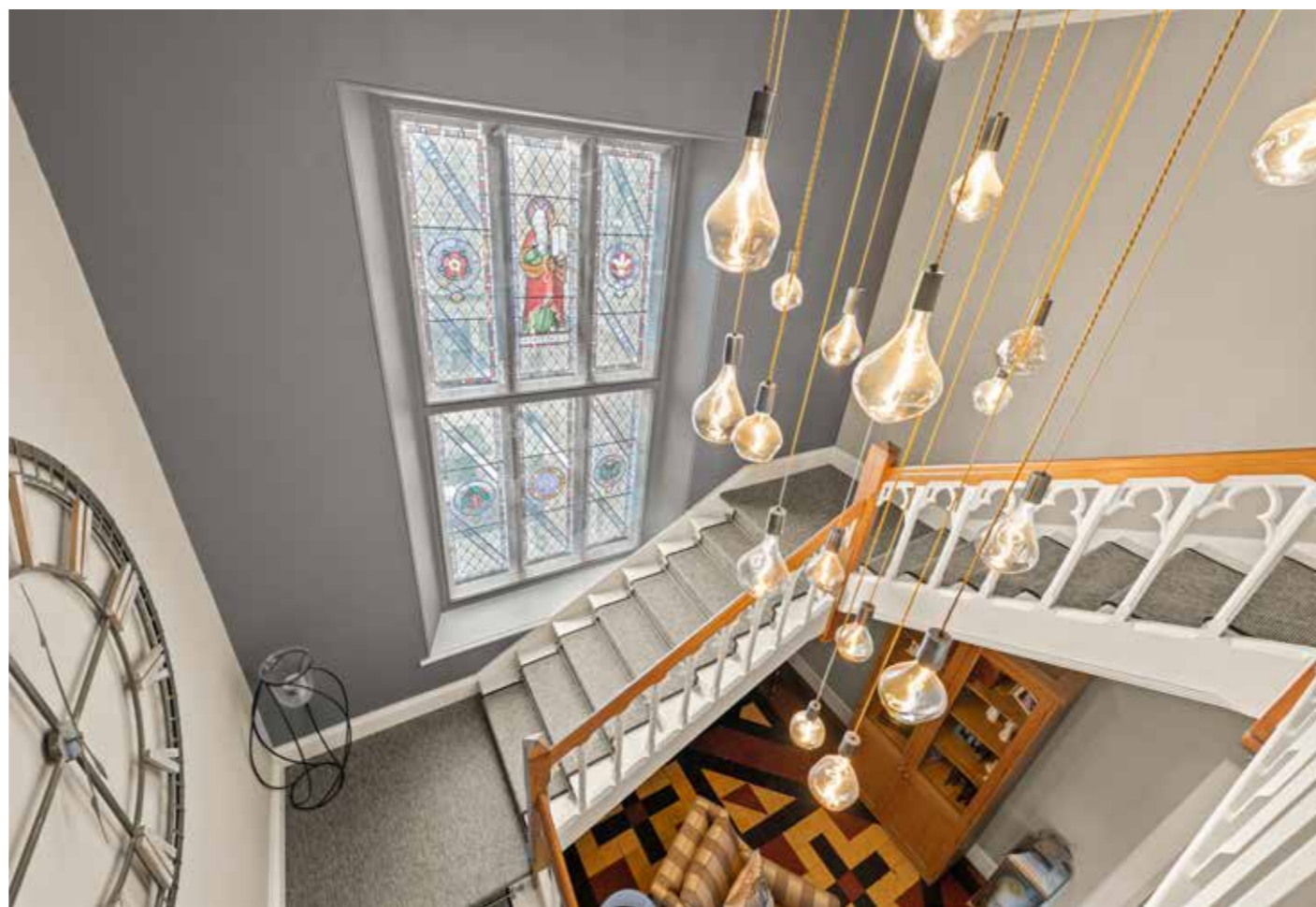




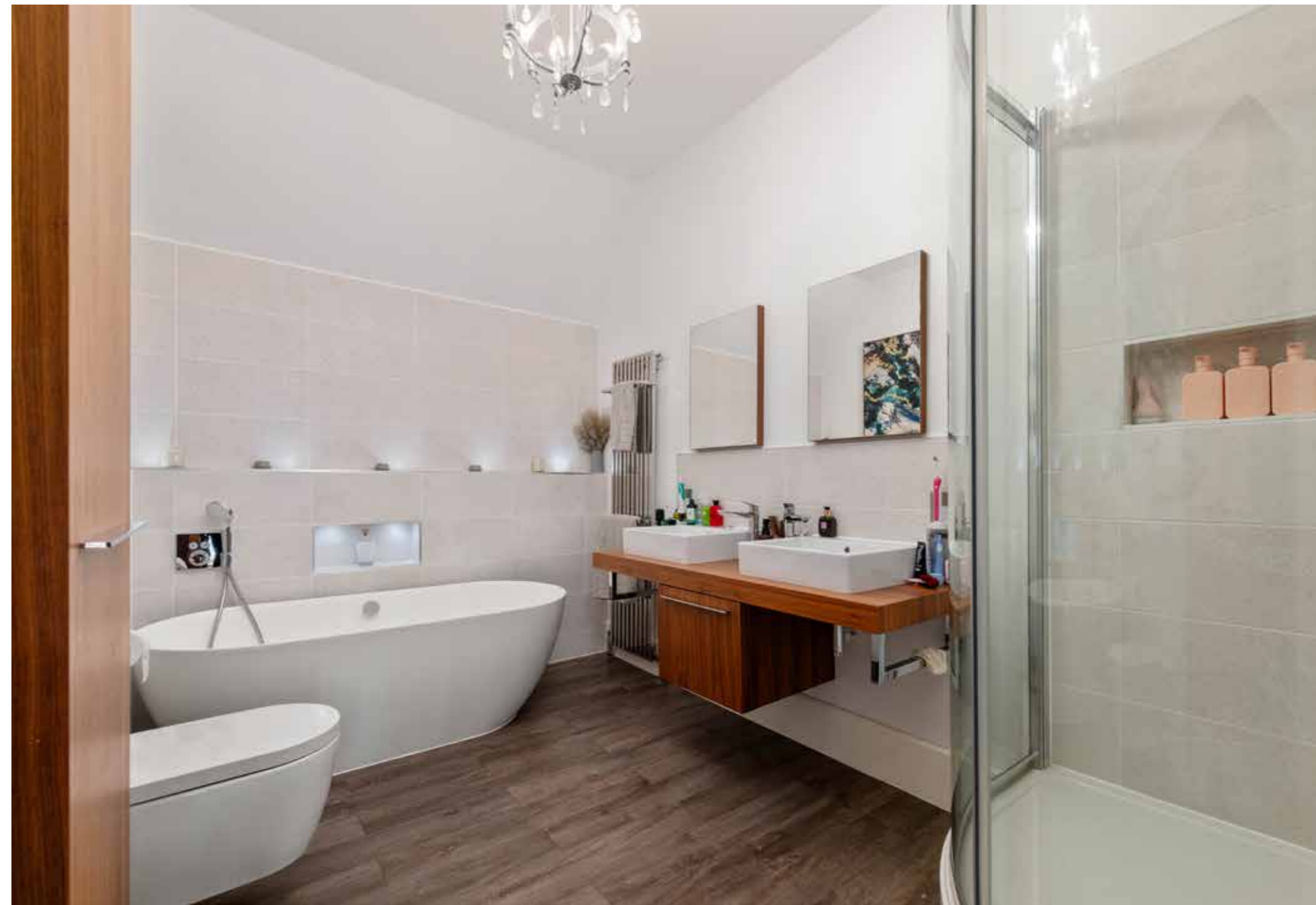
The kitchen, with its lofty ceiling and preserved meat hooks from a bygone era, now serves as the centrepiece of the house, perfectly suited for modern living. It features an exceptionally large island, built-in appliances, limestone flooring, and underfloor heating.

The dining area, situated at the rear, boasts French doors that open onto the lawn rear garden. Through an opening, you will find the cosy family room, where a full wall of bi-fold doors seamlessly connects the interior with the sunny courtyard garden, complete with the Swim Spa and a tiled patio terrace.

Ascend the main staircase, adorned with an elegant Victorian carved handrail, and you will arrive at a luminous and airy landing, from which you can admire the stained-glass window. The principal bedroom has been tastefully upgraded, boasting a walk-in dressing room and a luxurious en suite shower room. Two additional sizeable double bedrooms and a family bathroom occupy the front part of the house. Down the corridor, past the secondary staircase, you will find two more double bedrooms and a Jack and Jill shower room.









The grounds surrounding the property are a true delight, offering tranquility and privacy. The house is set back from the road, behind wrought iron railings, and features a magnificent Cedrus Atlantica, along with other mature trees, creating a sense of seclusion. Behind the house, a substantial lawn area awaits, separated by a five-bar gate from the paddocks, where 6kw solar panels can also be found.

The triple garage, with an additional room above, stands to the side of the house at the bottom of the drive, while storage rooms are attached to the rear of the property.

The location of this exceptional residence is ideal for those seeking easy access to the countryside, while enjoying the numerous benefits offered by a small market town on their doorstep.





Nearby, you will find a selection of renowned independent schools, including the prestigious Stamford Schools, as well as excellent state grammar schools located in Bourne, just 7 miles to the north. Additionally, Spalding, approximately 12 miles away, is home to The Grammar School for boys, rated Good, and The High School for girls, rated Outstanding. The area also boasts a plethora of exceptional state and independent primary schools.

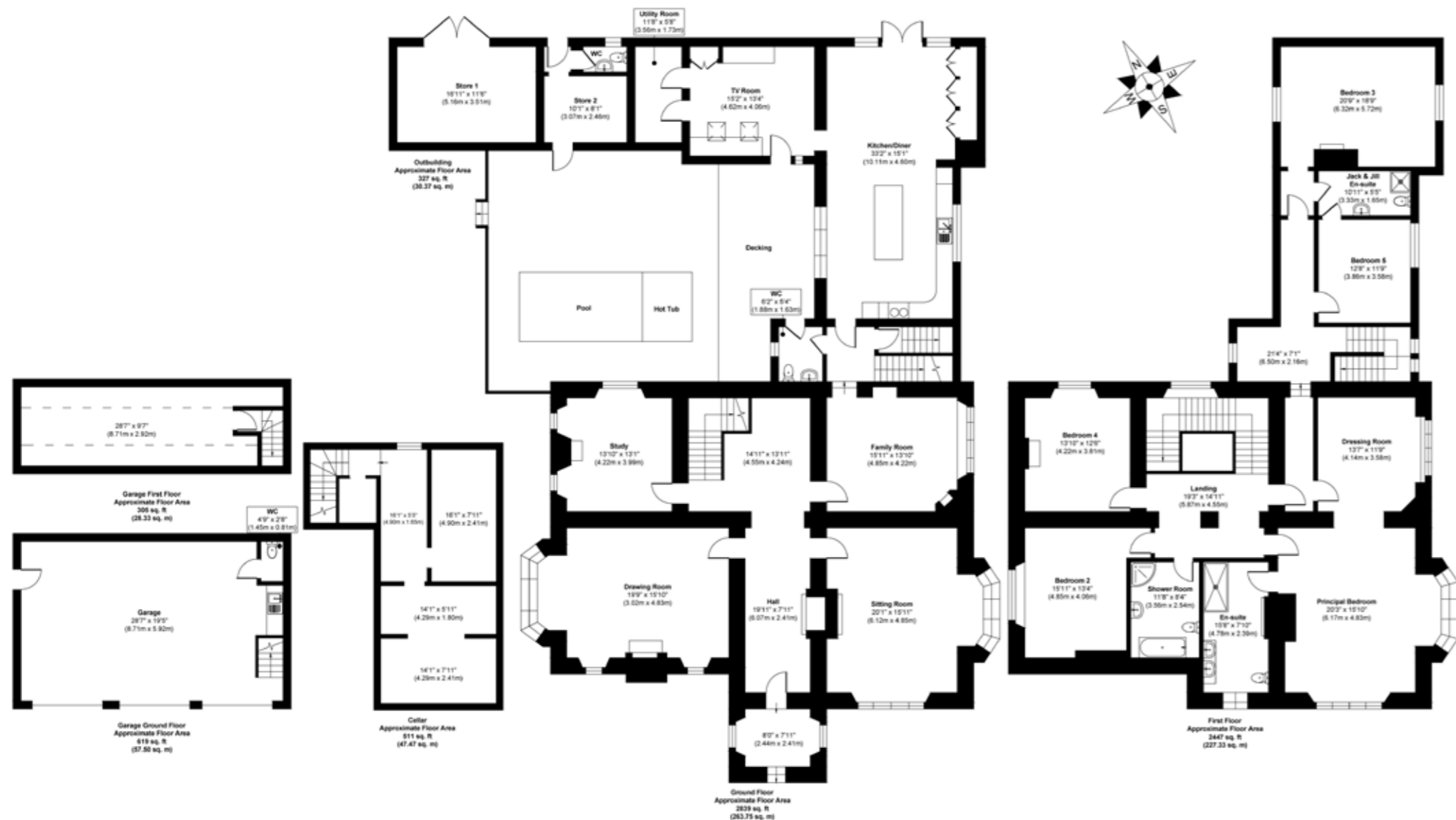
The bustling town of Market Deeping, nestled along the River Welland, is the largest of The Deepings, a collection of settlements in the area, all of which incorporate the Saxon word "Deeping" in the name. The town is known for its stone buildings dating back to the

17th century, its largely 15th-century church dedicated to St. Guthlac, and the remains of a market cross. It provides schools, several pubs, restaurants and take-aways along with a Tesco supermarket, a variety of independent shops and services, a medical practice, and sports clubs and facilities.

The city of Peterborough is about a 15 minute drive and beautiful Stamford even less, with the A1 just beyond each. Peterborough's station provides frequent fast train services to London King's Cross taking about 45 minutes, making a door to door commute of around an hour.







Approx. Gross Internal Floor Area
Main House - 5286 sq. ft / 491.08 sq. m (Excluding Cellar)
Main House - 5797 sq. ft / 538.65 sq. m (Including Cellar)
Outbuildings - 1251 sq. ft / 116.20 sq. m
Total - 7048 sq. ft / 654.85 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



LOCAL AUTHORITY: South Kesteven District Council

SERVICES: Mains Electricity, Water, Sewage, Gas Central Heating.

TENURE: Freehold

COUNCIL TAX BAND: G

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.

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Agents notes:

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The property is a Listed Building and therefore does not require an Energy Performance Certificate





LOCATION



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