



Kylemore Cottage

Barnack Road | Uffington | Stamford | Lincolnshire | PE9

FINE & COUNTRY

KEY FEATURES

- *A Grade II Listed Former Victorian Station House Outside Uffington near Stamford*
- *Adjacent to a Rare, Manually Operated Level Crossing Gates and Signal Box*
- *Located in a Charming Surroundings on the Edge of Uffington Park Estate*
- *Recently Refurbished and Extended Into a Quality Four Bedroomed Property*
- *1/4 Acre Plot (stms), Enclosed, Predominantly Lawn Garden, Boarded by Shrubs*
- *Benefits From Off-Road Parking for Three Cars and Two Garden Storage Sheds*
- *Scenic Location, Access Along Footpaths Past Fields, Woods and River Welland*
- *Situated Approximately 3 Miles from the Historic Georgian Town of Stamford*
- *Total Accommodation Extends to Approximately 1730 Sq. Ft.*







Whether you have a love of trains or not, this handsome former Victorian station, made of Stamford stone, offers an idyllic rural lifestyle with the added excitement of trains passing by, including occasional steam trains. Located just a five-minute drive from Stamford and facing the signal box for the last manned crossing in the county, the property has recently been extended and undergone a complete refurbishment. The result is a comfortable and inviting home that seamlessly blends the old and the new.

For those wishing to commute, trains from Stamford connect with Peterborough where fast trains to London Kings Cross take around 45 minutes whilst the A1 is just the other side of town. Families will find excellent schools in Stamford, both independent and state.

Originally built in 1840 as a "Former Station and Crossing Keeper's House" for the Midland Railway's Syston and Peterborough line, this Grade II listed property under a Collyweston slate roof was converted into a dwelling in the 1950s and has since been fully refurbished and extended by the current owners.



The property is exceptionally well-maintained and boasts abundant natural light inside. During the recent refurbishment, a new accoya front door was installed, along with new aluminum double-glazed windows, featuring Cotswold casement windows in the original section and bi-folding doors in the new extension at the rear. The dining room is equipped with a log-burner set in a fireplace with a marble hearth and a reclaimed oak surround. The extension has significantly increased the size of the cottage, creating a modern living space. The layout on the ground floor encourages a smooth flow between rooms, and the bi-folding doors provide a seamless connection to the garden. Upstairs, the balcony offers an ideal spot to observe passing trains and enjoy breathtaking sunsets.

The flooring on the ground floor is beautifully finished with oak-effect ceramic tiles, while the kitchen features painted timber Shaker-style units and sleek slimline Fenix worktops. Integrated appliances include two electric ovens, a microwave, a hob, a dishwasher, a tall fridge freezer, and a washing machine. The latter two appliances are conveniently placed on either side of the utility sink, while the wine cooler sits under the island, adjacent to cupboards.

Upstairs, there are four double bedrooms, each accommodating a king-size bed. The principal bedroom is located in the extension and benefits from an en suite shower and French doors providing easy access to the balcony. The other three bedrooms, with their high partially vaulted ceilings, are served by a spacious family bathroom, which features a fitted bath and a large separate shower.









Outside, an expansive sandstone terrace offers an ideal space for outdoor dining, with the bi-folding doors opening directly onto the garden from the living room. The garden is fully enclosed by fencing and features a sunny lawn bordered by mature shrubs. A timber door connects to the rest of the garden, which extends alongside the railway, potentially providing opportunities for gardening enthusiasts. Two garden sheds are available, one in a more natural area and a new one located at the back of the paved driveway, which can accommodate up to three cars. A CCTV camera is installed at the front of the property.

Nature lovers will appreciate the property's excellent location, with picturesque walks and opportunities to spot deer and various bird species in the fields and woods. There have also been occasional sightings of otters along the tributary off the River Welland, which flows under the Grade II* listed late 17th-century stone arch bridge towards Uffington.



The dry course of the historic Stamford canal passes through the southern perimeter of Uffington Park. From the access point at the listed stone bridge, the footpath along its south bank provides a pleasant riverside walk overlooking the River Welland, crossing a footbridge over the River Gwash and ending at Hudd's Mill on the outskirts of Stamford. From there, it is possible to cross over the river and make the return journey on the opposite bank. The river here is stocked with brown trout and the fishing is controlled by the Gwash Fishing Club.

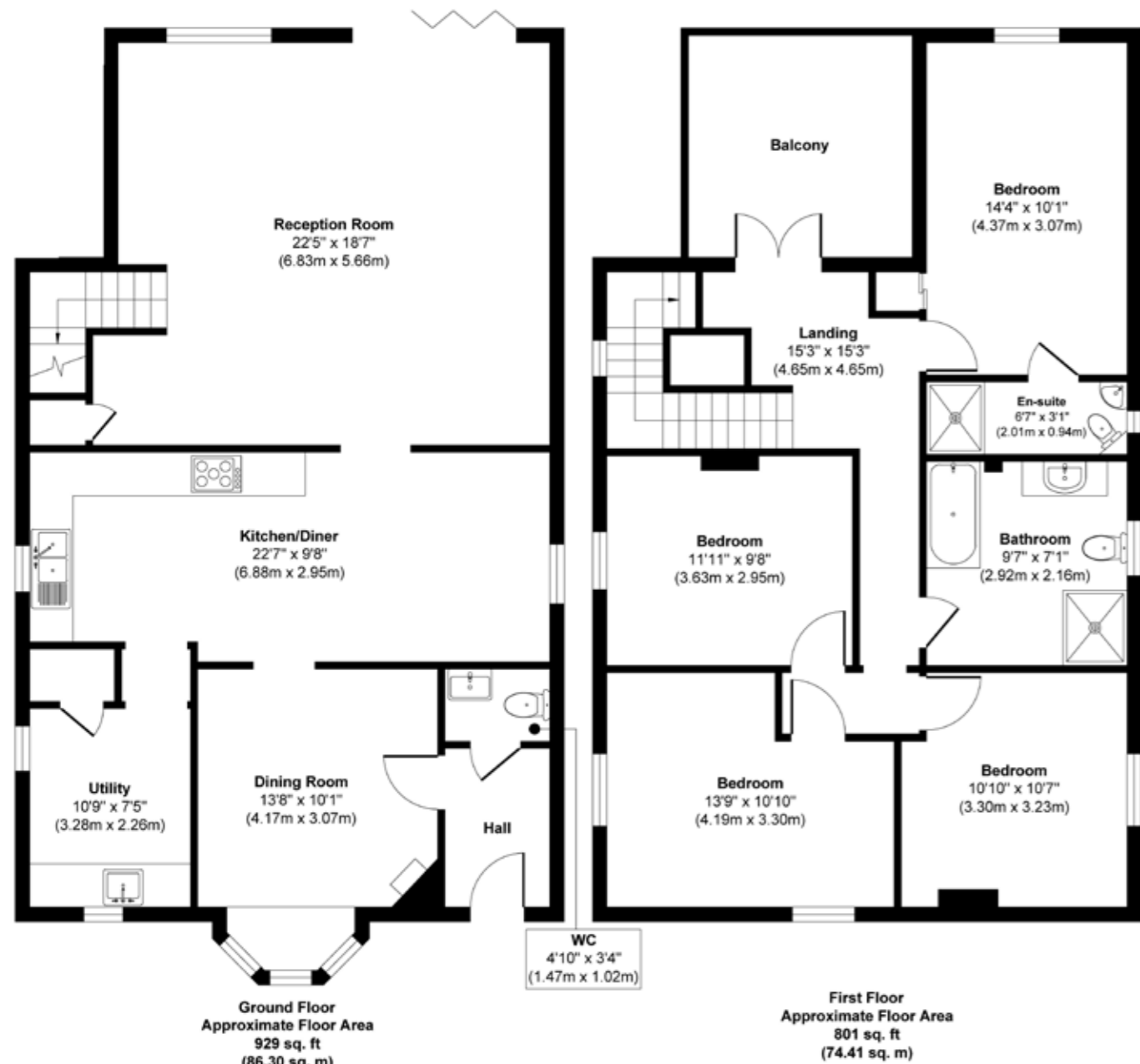
There are two nearby pubs for dining options: The Bertie Arms in Uffington, which serves traditional pub fare, and The Millstone in Barnack, a gastropub. Stamford itself is a stunning Georgian market town, characterized by its yellow stone buildings. The town offers a wide range of restaurants and eateries, including the renowned George Hotel. Additionally, Stamford boasts a diverse selection of shops and an Arts Centre. The town is in close proximity to the Elizabethan Burghley House & Park, where the prestigious Horse Trials take place every September. Rutland Water is also a popular attraction for various outdoor activities.

It is important to note that the property is being sold without an onward chain.



LOCATION





Approx. Gross Internal Floor Area 1730 sq. ft / 160.71 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	78 C
38-54	E		
21-38	F		
1-20	G		



LOCAL AUTHORITY: Peterborough City Council

SERVICES: Mains Electricity and Drainage, Borehole Water, Air Source Heating

TENURE: Freehold

COUNCIL TAX BAND: Deleted - in the past it was C

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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