



68 TINWELL ROAD

— STAMFORD —





Handsomely set back on one of Stamford's most iconic rows of homes, character meets contemporary comfort at the impeccably presented No. 68, Tinwell Road. With its grand Victorian frontage, this five-bedroom townhouse with landscaped gardens, garage parking and breathtaking views across to Wothorpe is the epitome of luxury living.







## A HOME WITH HERITAGE

Tended borders, iron railings and stone wall frame the impressive formal parterre hedging and neat lawn as you make your way to the stone steps ahead of the handsome front door.

Step inside, where the breadth and height of the arched entrance hallway are evocative of the home's Victorian heritage.

The fine and delicate detail of the architraves embellish the high ceilings in the distinguished sitting room. The ornate ceiling rose overhead, herringbone flooring underfoot, and an open fire surrounded by a grand marble fireplace add to the sense of grandeur of this room. The broad bay window offers spectacular views of the rolling countryside beyond Tinwell Road.



## GRAND PROPORTIONS

The period character continues into the next reception room, where panelling to the walls, deep skirting boards, and another ornamental fireplace, flanked by alcove shelving set the tone for formal dining.







## CULINARY EXCELLENCE

Light, bright and effortlessly stylish, the contemporary kitchen connects seamlessly with the terrace and garden beyond, blurring the lines between in and outdoors. The high, vaulted ceiling and skylights create an open, airy ambience, while a log-effect gas stove brings warmth.



Designed and installed by NGI Design of Stamford, the sleek cabinetry and worktops offer ample storage and preparation space, with a range of fitted appliances including Miele induction hob, steam oven, main oven, warming plates and coffee machine, Bosch dishwasher and Quooker hot water tap.

Keeping the kitchen chore and clutter free, the adjacent laundry room offers plenty of storage, built-in fridge freezer and room for washer dryer, as well as providing access out to the garden.



## FLEXIBLE SPACES

Previously a self-contained studio apartment with its own access to the front, the lower ground floor is now a fabulous living room, ideal for cosy film nights with the family. A second reception room is used as a gym, but could easily be reimagined as another bedroom, served as it is by a three-piece bathroom suite.



## AND SO TO BED

Home to five elegant bedrooms, ascend the staircase to the first floor. On the turn of the stairs is the stylish, NGI Design family bathroom, ahead of a charming guest bedroom with feature fireplace and garden views out of the sash window.

With its chic boutique hotel vibe, the bountiful principal bedroom is granted the most magnificent countryside views. Period features include a handsome fireplace, high ceilings with elegant ceiling rose and cornicing; all adding to the sense of grandeur. Warmed by underfloor heating, refresh, and revive in the stylish shower room en suite.







A contemporary shower room serves the remaining bedrooms on the second floor. Each with their own unique character and charm, the third and fourth bedrooms have built-in wardrobes and feature fireplaces, while the fifth bedroom could make a fabulous home office, with elevated views to the front of the home.





# AN OUTDOOR OASIS

Cast open the bifold doors from the kitchen to enjoy evening drinks or al fresco meals on the garden terrace. Box hedging and established trees lend a sense of formality to the walled garden, while also serving to create zoned 'rooms' of their own. An expanse of lawn lies ahead of a hidden seating area, beyond which lies the kitchen garden with raised beds for growing fruit, vegetables and cut flowers.

There is also handy access from here to the garage, approached via Tinwell Lane.





THE FINER DETAILS

Freehold  
End of Terrace  
Victorian  
NOT listed  
Conservation area  
Plot approx. 0.12 Acre  
Gas Central Heating  
Mains Electricity, Water  
and Sewage  
EV Charger  
South Kesteven District Council, tax band F  
EPC rating D

Lower Ground Floor: approx. 67.3 sq. metres (724.9 sq. feet)  
Ground Floor: approx. 97.5 sq. metres (1,049.4 sq. feet)  
First Floor: approx. 60.4 sq. metres (649.7 sq. feet)  
Second Floor: approx. 60.3 sq. metres (648.6 sq. feet)  
Total Home: approx. 285.5 sq. metres (3,072.7 sq. feet)  
Garage: approx. 30.3 sq. metres (326.2 sq. feet)



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EXPLORE FROM THE DOOR

Centrally situated, within five minutes’ walk discover the historic market town of Stamford, cited by the Sunday Times newspaper as one of Britain’s best places to live, and home to the renowned Stamford Endowed Schools.

Take a turn about the Elizabethan cobbles, stroll along the river, and peruse independent boutiques, cafés, and restaurants. Within 20 minutes’ walk, pay a visit to Burghley House and admire the exquisitely maintained gardens and treasure-filled state rooms. Aside from its quaint cobbled streets and impressive architecture, Stamford is famed for its weekly market and fortnightly farmers’ market, held on Fridays.

Commuting is straightforward, with Stamford’s easy rail links to Peterborough and onward to London’s King’s Cross, making daily commuting a real possibility. Combine a modern lifestyle with the inimitable charm of a stylish townhouse in this bustling and historic market town.

LOCAL DISTANCES

- Stamford Railway Station 0.7 miles (a picturesque 15 minute walk)
- Oakham 11 miles (17 minutes)
- Uppingham 13 miles (22 minutes)
- Peterborough Railway Station 16 miles (23 minutes)
- Grantham 21 miles (29 minutes)





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