



CAYMAN HOUSE

BARNACK



Where space breathes and light leads, Cayman House unfolds with quiet confidence, set within 1 ¼ acres on the edge of beautiful Barnack, one of Stamford's most sought-after villages.

Even at 6,600 square feet, Cayman House wears its scale with grace. An undercurrent of grandeur sets the tone as the brick boundary curves inwards, invitingly, to where ornate wrought iron gates open to the wide driveway softened by sweeping lawn and sculpted planting. Parking is plentiful, on both the driveway and within the oak-framed carport and detached two-door garage.



LET THERE BE LIGHT

Step inside and light takes over. The entrance hall rises full height, porcelain tiles gleaming underfoot, warmed by underfloor heating and catching the sunlight that pours through full-length glazing. A floating staircase hovers ahead, its ultra-slim glass balustrade weightlessly ascending upward to the turn, where a vast picture window offers a view of spruce and sky.



WINE AND DINE

Form and function blend seamlessly in the kitchen, where polished travertine tiles hold the warmth from the underfloor heating and light streams in through bifolding doors which open from the dining area out to the decking, blurring the line between indoors and out. Zoned for real living, it's a fluid space, made to move around in and entertain - from coffee to conversation, cooking to help with homework.

Granite worktops and high-spec Miele appliances — triple oven, steam oven, electric hob, coffee machine - support the daily mealtime routine and culinary ambition, while twin Fisher & Paykel dishwashers alongside a larder fridge and freezer ensure capacity never runs short.

Behind the scenes, a vast laundry room functions as the 'back' kitchen, with Rangemaster drinks fridge, icemaker, and glazed door to the garden - perfect for caterers or party prep.

For more formal occasions, the dining room offers a refined, composed setting where garden views are elegantly framed through arched windows.



What we love...

A home that gives generously in space and light, while quietly refining the details that define daily comfort - from underfloor warmth to gallery-level lighting, concealed storage to cinematic calm, Cayman House is a home designed to serve the lifestyle to which you aspire.





RELAX AND UNWIND

Throughout Cayman House, airy hallways and light-drenched landings guide the way, each transition soft and spacious, drawing you effortlessly from one moment of living to the next.

Off the entrance hall, the sauna sets the scene for the home's quiet focus on wellbeing - a place to pause, recharge and leave the outside world behind.

The sitting room dials down the drama, inviting stillness with its soft grey palette, tiered level layout and stone fireplace, where the log burner glows imbuing comfort from beneath the diffused light of the classic chandelier.

Bifold doors lead out to covered decking, tempering the flood of daylight and giving this room its gentle, grounded mood.

For a more contemporary retreat, the cinema room leans into luxury. Smart Lutron lighting gently adapts throughout, setting the tone for every hour of the day, whilst soundproof wallpaper creates a cocoon for immersive viewing, with a dropdown screen and built-in speakers all neatly housed within the walls. Mid-movie, the adjacent bar - with twin drinks fridges - is ready for well-timed interval refreshments.

Flowing on, the garden room brings warmth and light with terracotta tiles underfoot, a pitched roof and ceiling fan ensuring comfort throughout the seasons. Currently used as a gym, French doors open out to the garden.

THE PRINCIPAL SUITE

Tucked away on the ground floor, this bespoke sanctuary was added as part of a carefully considered extension - one that offers privacy, scale and a deep sense of soporific sophistication.

A vast dressing room sets the tone on arrival: fitted wardrobes line one full wall, ambient lighting softens the designer ceiling – all framing the view ahead of the masterpiece.

Step up into the bedroom, where A-frame beams lift the gaze, emphasising the airy spaciousness of the bedroom as Velux windows spill natural light over the room. A zesty green feature wall adds vitality, balanced by the soft hush of the garden just beyond the sliding aluminium doors.

A second dressing area with fully fitted wardrobes provides further storage whilst relaxation awaits within the indulgent en suite. Here, a Jacuzzi-style bath nestles into a bay window, with starlight-effect lighting twinkling above. A separate, vast walk-in shower is another highlight.





AND SO TO BED...

The floating staircase, lit softly by low-level Lutron lighting, leads to a mezzanine landing above the entrance hall. From here, a glittering chandelier cascades down – with glorious views framed by full height windows beyond.

The guest suite nestles in a quiet wing of its own. Formerly the principal bedroom, now a luxurious retreat with wall-to-wall fitted wardrobes, hardwood bifolding doors and its own private balcony. The en suite features a spa bath and a walk-in shower.



Three more double bedrooms - each comes with fitted storage and one with its own en suite - await to the right of the staircase, alongside a single bedroom, currently a dressing room, and the main family bathroom - thoughtfully refitted in muted spa tones, furnished with a large walk-in shower and centrally filled bath ideal for long evening soaks.





OUTDOOR LIVING

Effortlessly extending over approximately 1 ¼ lush and manicured acres, the garden extends the rhythm of homelife into the outdoors. A soft archway laced with vines links from the front to the rear, where lawns sweep out to stone boundary walls and patios, paths and deep-set borders flourishing with colour and texture create all season interest, from dining to ball games.

Sunlight shifts across the vast decked terraces, where sliding doors from the kitchen, sitting room, cinema room and principal suite mingle indoor

and outdoor living. Uplighting draws the eye at dusk, for a theatrical take on sundowners and twilight entertaining.

Mature trees provide shelter and shade, while the professionally constructed north-south tennis court offers all-weather play on a Savannah carpet surface. With removable netting and integrated plugs, the space easily transforms for five-a-side football, hockey or free play pitch, bringing the leisure facilities that are such a highlight at Cayman House into the outdoor setting.

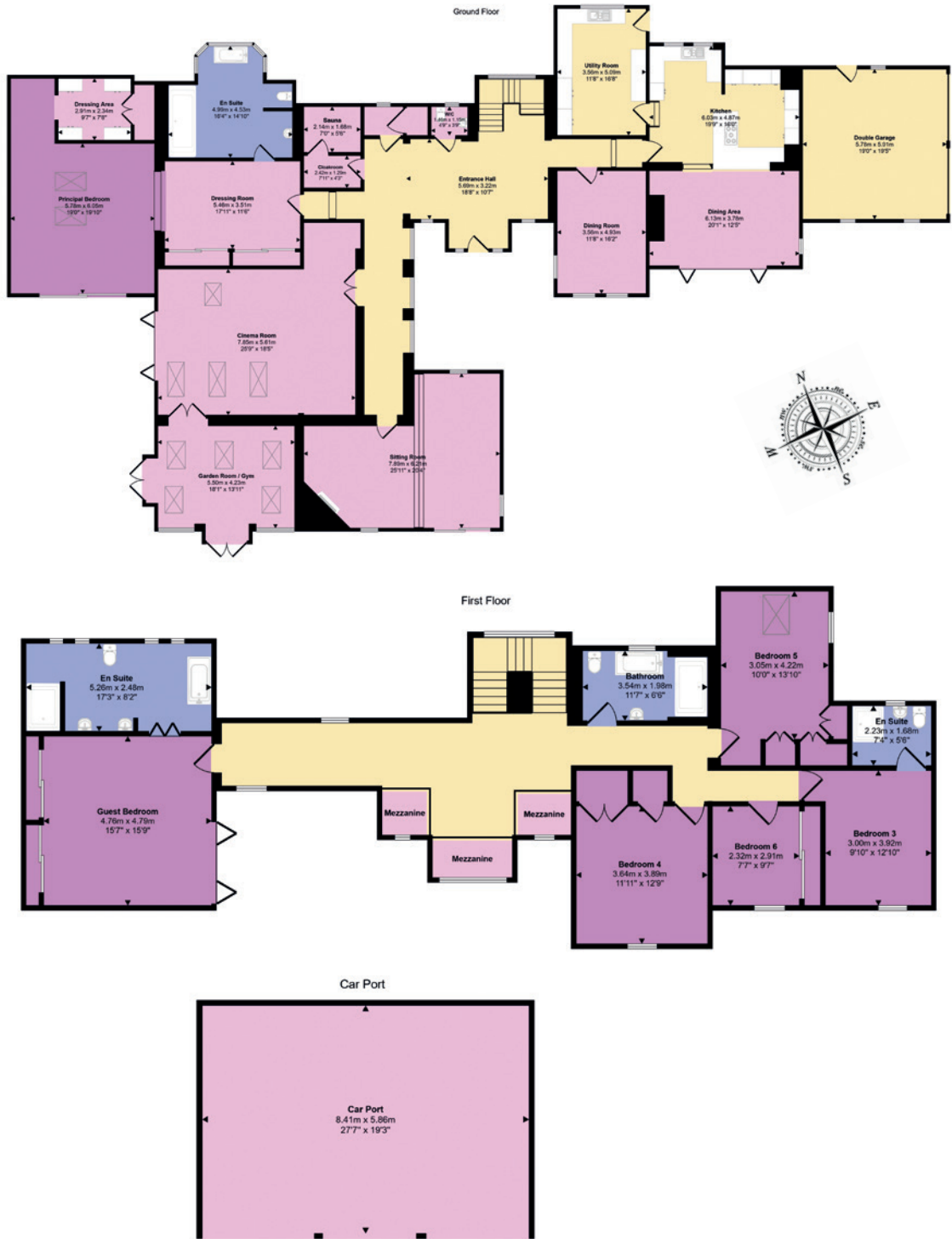
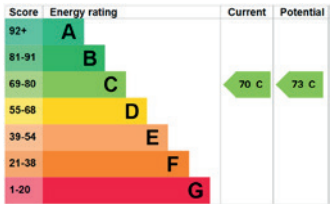




FINER DETAILS

Freehold
Detached
Constructed 1995
Plot approx. 1.21 acre
Oil central heating
Mains electricity, water and sewage
Underfloor heating
Peterborough City Council,
tax band H
EPC rating C

Ground Floor: approx. 414 sq. metres
(4,460 sq. feet)
First Floor: approx. 146 sq. metres
(1,572 sq. feet)
Total Home: approx. 560 sq. metres
(6,032 sq. feet)
Car Port: approx. 49 sq. metres
(531 sq. feet)



ON YOUR DOORSTEP

3.5 miles south-east of the famous Georgian market town of Stamford, Barnack is home to the ‘Barnack Beauty’ apple variety and was once a source of stone for England’s abbeys and cathedrals. This history survives in the form of Barnack Hills and Holes National Nature Reserve – a remarkable wild space once a limestone quarry used by the Romans.

Also on your doorstep, Burghley House and Park is a 3-mile walk, with Rutland Water reachable in half an hour by car. St John the Baptist’s Church stands proud in the heart of the village, notable for its 11th Century Anglo-Saxon tower and a 12th Century spire.

Barnack Cricket Club is an inclusive club, with a bowls club adjacent to the pitch. Pop into the recently refurbished Millstone pub for some delicious food. Be sure to also visit The White Hart at Ufford and The Bertie Arms in Uffington, or head a bit further to pick up fresh produce from Willow Brook Farm shop.

Trains from Stamford run to London King’s Cross and St Pancras via Peterborough. Alternatively, hop on the A1 to travel north or south. For the children’s education, there’s a local primary school and pre-school just minutes’ walk from Cayman House. School bus services from the village run to Stamford Endowed Schools and Peterborough, so you’ll never be short of options.



LOCAL DISTANCES

- Stamford 3.5 miles (8 minutes)
- Market Deeping 6.5 miles (14 minutes)
- Bourne 11 miles (23 minutes)
- Peterborough 12 miles (19 minutes)

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