



# CRESTWOOD HOUSE

STAMFORD





Sitting proudly on the historic High Street of St Martins in Stamford, Crestwood House is a rare jewel; an architectural treasure steeped in history yet lovingly restored for modern living. With origins tracing back to the early 17th century, this Grade II\* listed residence is brimming with exquisite period details, contemporary comforts and an air of refined elegance befitting its prestigious location, while retaining an air of seclusion and privacy.

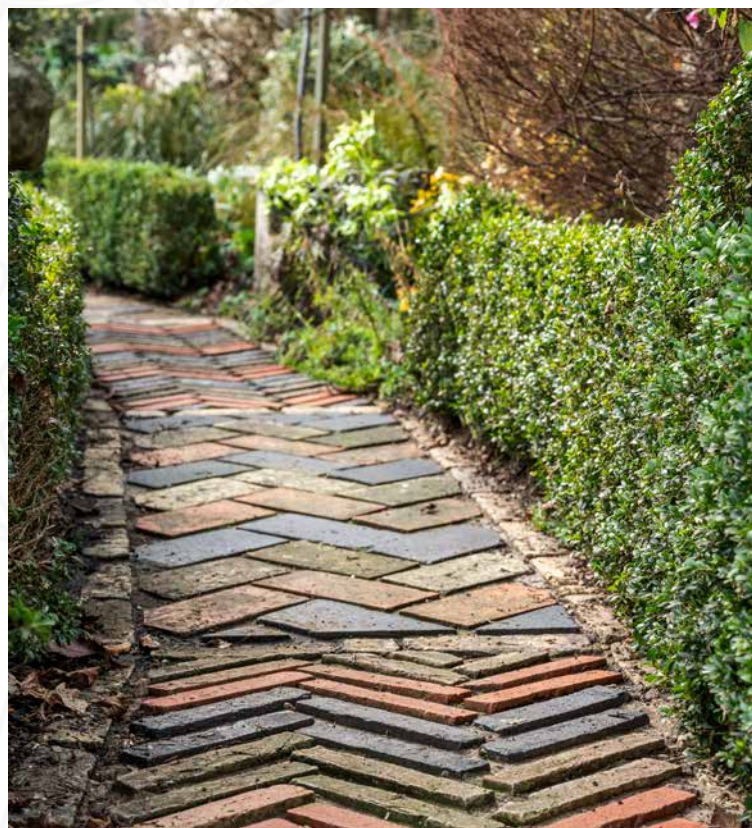
## Echoes of the past

Crestwood House carries with it a remarkable legacy. Once home to Lady Frances Wingfield - who, legend has it, convinced Oliver Cromwell to spare Stamford from destruction in 1643; it later became the birthplace of the Stamford Mercury, believed to be Britain's oldest continuously published newspaper title. These hallowed walls have borne witness to centuries of history, yet today, they stand as a sanctuary of style and sophistication.





A home currently of two halves, approaching via Church Lane to the rear of High Street St Martins, electric double gates open to a large, block-paved driveway offering ample parking and recently built, detached double garage. A footpath invites you through the spectacular gardens to the entrance.



Here, sense the history and heritage at your fingertips. Stepping inside to the welcoming glow of the inner hallway, cream walls meet with an elegant archway, beyond which lies the heart of the home.



# Elegant entertaining

The drawing room is a study in grandeur. An open fire crackles beneath intricate tiered cornicing, while wood panelled shutters frame garden views, making this an enchanting setting.

Solid oak floors flow onward into the impressive billiards room, which offers a convivial space for relaxed evenings, complete with a bespoke bar area and cabinetry. A broad bay window overlooks the comings and goings of St Martins.





## Culinary delights

Designed and fitted by NGI Design, the kitchen is the true heart of the home. A culinary haven, furnished with a Rayburn, Miele ovens, a steam oven, warming drawer, coffee machine, Quooker tap, an induction hob and a ceiling extractor – every need is catered for. The wine fridge and integrated sound system complete this dream kitchen.

Off the kitchen, a separate laundry room and linen cupboard add practicality, while steps lead down to the cellars below.





## Serene slumber

Each bedroom at Crestwood House serves as a soporific retreat. The spacious ground-floor bedroom, with its exposed beams and quaint leaded windows, opens onto a private courtyard terrace, making it ideal for guests.



Upstairs, the principal suite is a serene haven, with vast NGI Design-fitted wardrobes, integrated sound system, sash window views over the luscious garden and an opulent en suite with a freestanding bathtub, separate walk-in shower, double wash basins, and a Jack-and-Jill connection to the adjoining bedroom – which also has its own shower room en suite.



## More to Discover

The inner hall leads to the formal front entrance off High Street St Martins, and to the remainder of the home. Admire the meticulously restored curved oak staircase with monkey-tail handrail. Currently used as a suite of offices over three floors, these rooms offer immense potential to be reimagined.





## The Stables

Completely self-contained, the former stables and coach house - now an inviting and independent, detached annexe - exudes country charm. With its own private entrance, the cottage features an open plan living, dining, and fully fitted kitchen area with classic cabinetry and shuttered windows. Upstairs, two serene bedrooms and a modern shower room complete this private retreat.



## Secret garden

Set on approximately half an acre, the walled south-facing garden is nothing short of magnificent. Stepping outside, it's easy to forget you're in the heart of Stamford. Completely private and not overlooked, the gardens are a peaceful haven. Featuring manicured lawns, many specimen trees, raised vegetable beds and winding pathways lead to secret nooks brimming with seasonal colour.

The summer house invites quiet contemplation, while pergolas draped in vines create dappled sanctuaries for al fresco dining.

A discreetly submerged rainwater collection system nourishes the garden with an irrigation system and replenishes the natural pond.

*What we love...*

With its unparalleled heritage, exquisite craftsmanship and seamless blend of past and present, Crestwood House is more than a testament to the past, it is a home of limitless potential for professionals and families alike in which to embrace a life of timeless elegance in the heart of Stamford.





The Finer Details

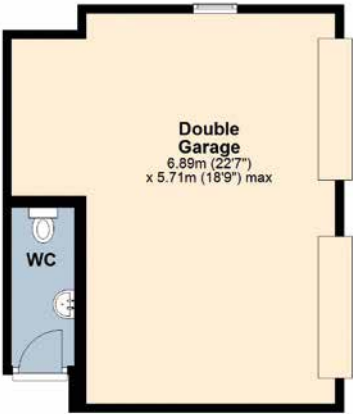
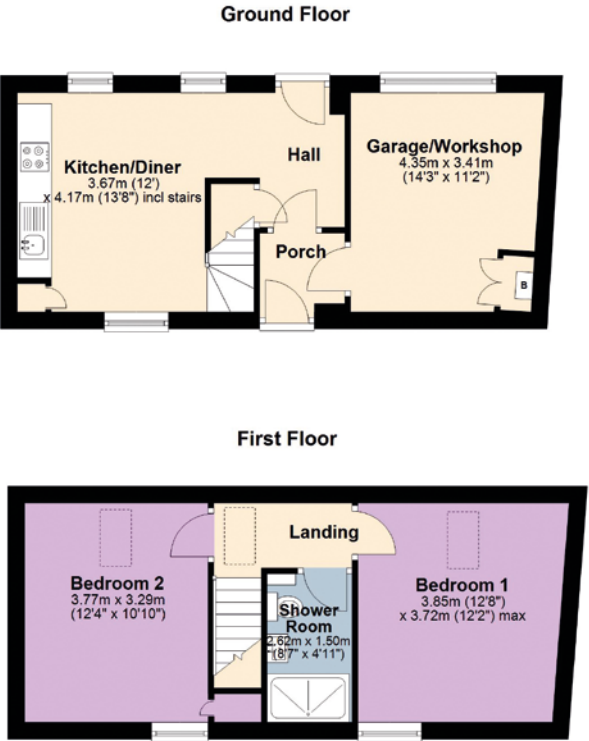
Freehold  
Townhouse  
Grade II\* listed  
Dates to early 1600s  
Conservation area  
Collyweston slate roof to main home  
Welsh blue slate roof to double garage  
Plot approx. 0.49 acre  
Gas central heating  
Main electricity, water and sewage  
Water purifier and softener system  
Integrated sound system to drawing room,  
billiards room and principal suite  
South Kesteven District Council, tax band B

The Stables  
Ground Floor: approx. 33.4 sq. metres (359.5 sq. feet)  
First Floor: approx. 36.5 sq. metres (392.9 sq. feet)  
Total: approx. 69.9 sq. metres (752.4 sq. feet)

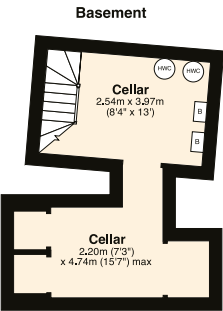
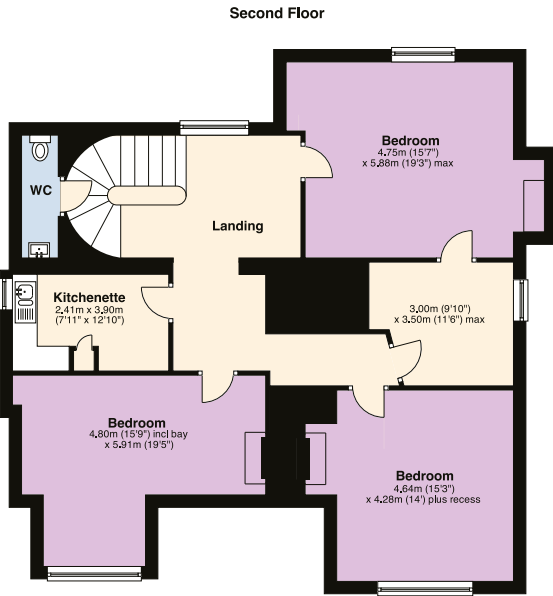
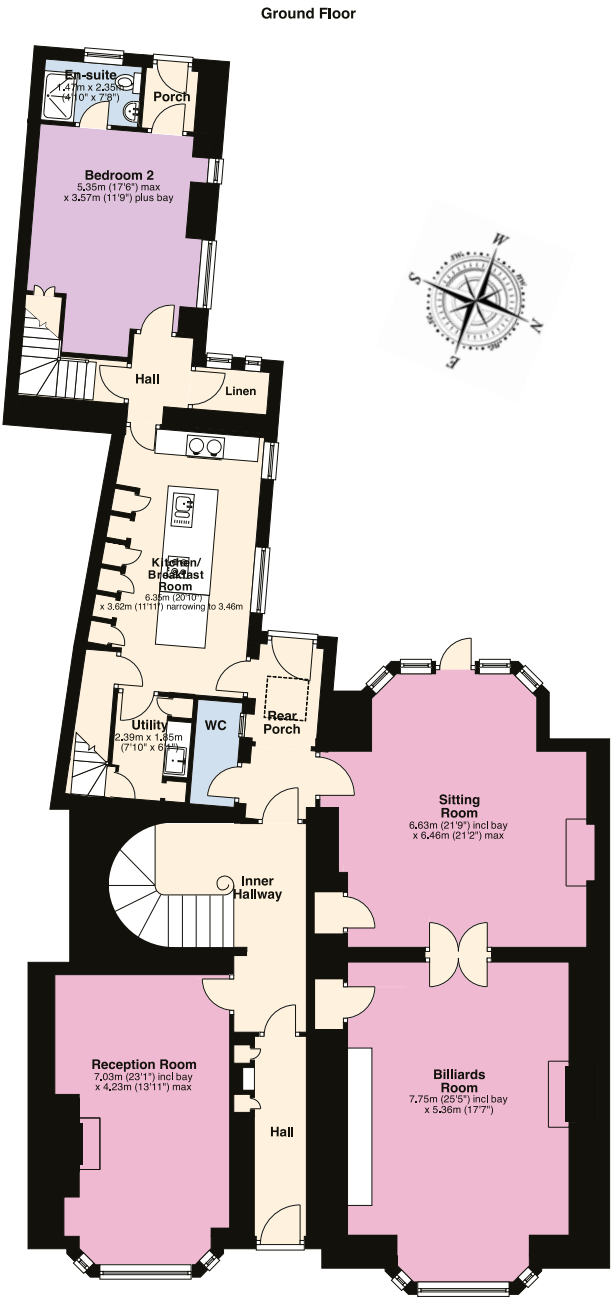
Garage  
Total: approx. 39.3 sq. metres (423 sq. feet)



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Crestwood House  
Basement: approx. 20.6 sq. metres (222.3 sq. feet)  
Ground Floor: approx. 225.5 sq. metres (2427.1 sq. feet)  
First Floor: approx. 215.5 sq. metres (2319.7 sq. feet)  
Second Floor: approx. 129.3 sq. metres (1392.1 sq. feet)  
Total area: approx. 591.0 sq. metres (6361.2 sq. feet)



NOT IN ACTUAL POSITION



## On your doorstep

Steeped in history, the idyllic market town of Stamford has earned a starring role as a location set for many a television and film production.

Step outside and take a stroll around the wonderful variety of stone buildings in the St Martin's neighbourhood and sense the feeling of stepping back in time to a bygone era. Marvel at the medieval stained-glass window in St Martin's Church and its Bevington organ dating back to 1880, peruse the wares at St Martin's Antiques Centre or grab a bite to eat at The Bull and Swan opposite Crestwood House. St Martins sits on the fringe of the Burghley Estate, host to the annual prestigious Land Rover Defender Horse Trials, a short walk away. Take a turn about the verdant surrounds of the park, or enjoy a round of golf at Burghley Park Golf Club.

Only a couple of minutes' walk from Stamford railway station and its cross country rail links, Crestwood House is perfectly poised for commuters, while the A1 and A43 provide easy road connectivity north and south.

A short walk from the River Welland, Stamford Meadows and the impressive Elizabethan-era Burghley House with its enchanting gardens and deer park, enjoy all the natural beauty that this inimitable town has to share. An easy stroll down the hill takes you to The George Hotel; widely regarded as one of England's finest coaching inns dating back to the 14th Century and considered Stamford's jewel in the crown.

Families are ideally placed at Crestwood House, with a selection of fine educational establishments including Stamford School on your doorstep, and Oakham, Uppingham and Oundle Schools nearby.

Discover the hidden boutiques, jewellers, salons, theatres and shops tucked away along the cobbled back streets and appreciate the mixture of independent and mainstream shops along the town's High Street. Explore the evening scene and soak up the culture until the hour is late - home is just a short and pleasant walk away, at Crestwood House, St Martins.

## Local Distances

Oakham 12 miles (19 minutes)  
Uppingham 13 miles (21 minutes)  
Peterborough 14 miles (20 minutes)  
Grantham 23 miles (30 minutes)  
Cambridge 48 miles (1 hour)





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