



PORTLAND HOUSE

— TALLINGTON —





Amidst the rambling roses of Tallington, discover a rural retreat at Portland House.

Enveloped in almost half an acre of greenery, lawns and land, and accessed along a driveway bordered by a field often grazed by sheep, Portland House delivers solace before even setting foot through the front door.

A home whose balanced design has seen minimal structural alterations over the decades, save for the addition of a garden room, Portland House is a home centred around family flow.



## WELCOME HOME

Parking is plentiful, with a triple garage nestled beneath an open porch, with a spiral staircase providing access to a versatile loft room above, replete with eaves storage. A handy EV charger is discreetly positioned to the side of the home.

Behind a buffer of greenery, a verandah offers space to sit and soak up the serenity of the surroundings, before stepping into the entrance hallway, where the warmth of wooden flooring and deep architraves creates an immediate sense of comfort and calm.

## ENTERTAINING FLOW FOR EVERYDAY LIFE

Ahead, the kitchen is the hub of the home, thoughtfully updated with timeless cabinetry, quartz worktops and an abundance of integrated appliances. A central island topped in wood doubles as a breakfast bar, homework station or cocktail perch, keeping culinary time sociable.



Tucked to the front of the home, the sitting room has a quiet, rustic feel, revealing Portland House's cosier side, nestled beneath thick treacle-toned beams and dressed in a mellow palette. A spacious family room for afternoon jigsaws, and perfect for reading, relaxing, or an evening film with the curtains drawn and the log burner blazing, this room epitomises the character and warmth at the heart of Portland House.

To the other side of the hallway, the family snug offers a calming retreat, with large windows framing the greenery beyond the verandah and drawing in natural light throughout the day. A white stone fireplace takes centre stage, its open fire filling the room with warmth during the winter months. A cosy yet accommodating room, there is plenty of space for both quiet nights in and family gatherings.

Flowing naturally from here, the dining room is perfectly placed, private yet connected, with room to host everything from candlelit dinners to Christmas lunches. A statement chandelier casts soft light over the table, as picture windows frame garden views that shift with the seasons.

After dinner, ebb and flow between the sitting room and the conservatory, an inviting borderland between indoors and out, ideal for relaxing and unwinding, whether for afternoon tea, evening drinks, or simply time to watch the garden grow.



Hidden away from the main flow of the home, off a rear hallway, work from home in total tranquillity in the home office, furnished with fitted desk and cupboard space, with drawers and bookshelves.

All the essentials are here too, including a well-equipped utility room also accessed off the rear hallway, and a cloakroom found off the entrance hallway.





Sanctuary awaits in the principal suite, a calm and cocooning space where a statement wall sets the tone. Windows frame idyllic views out over the garden, while built-in wardrobes provide ample storage. Freshen up in peace and privacy in the elegant, modern en suite, complete with a large walk-in shower, vanity basin and elegant panelling for a traditional twist.

The two further bedrooms are equally inviting. One features twin beds but could easily take a super-king, while the other offers built-in wardrobes and a warm, light-filled feel, ideal for children, guests, or even a dedicated home office, depending on need.

## SANCTUARY AND SLUMBER

When the day is done and the sun sets, rest and repose in one of Portland House's four sumptuous bedrooms.

The largest, currently used as a guest suite, feels more like its own apartment, sumptuously sized with room to lounge, read and relax, replete

with built-in wardrobes. Whether hosting visitors or giving teenagers a space of their own, it serves as an oasis of comfort.

Refresh and revive in the family bathroom, with centrally filling bathtub, wash basin and lavatory.



*What we love*  
Thoughtfully extended, exquisitely cared for and quietly tucked into its own half-acre world, Portland House offers blissful balance, poised between town and country.





## MATURE GARDENS

Framed by mature hedging and brimming with sights and scents, the garden at Portland House unfolds in beautifully planted 'rooms'. A suntrap terrace overflows with colour and pots, perfect for coffee or evening drinks.

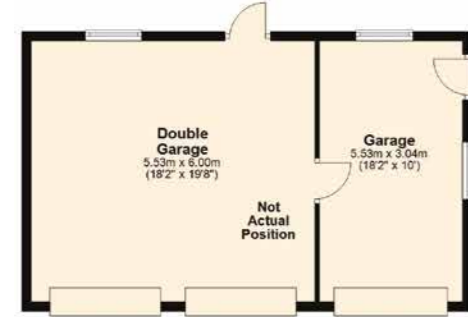
Wander through sculpted lawns and herbaceous borders to find the summerhouse, orchard trees, a pergola laced in wisteria and a pond alive with lily pads and nature. From shaded benches to sun-drenched corners, this lovingly nurtured garden is ripe for family afternoons and mornings spent pottering about in a pair of gardening gloves.



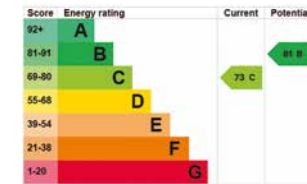
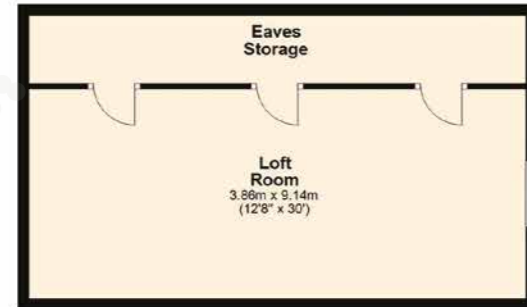


## THE FINER DETAILS

Freehold  
 Detached  
 Constructed 1979  
 Plot approx. 0.48 acre  
 Gas central heating  
 Mains electricity, water and sewage  
 EV charging point  
 South Kesteven District Council, tax band G  
 EPC rating C



Ground Floor: approx. 133.8 sq. metres (1,439.8 sq. feet)  
 First Floor: approx. 108.6 sq. metres (1,168.9 sq. feet)  
 Total Home: approx. 242.4 sq. metres (2,608.7 sq. feet)  
 Garages: approx. 50.5 sq. metres (543.9 sq. feet)



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## OUT AND ABOUT

Set in the village of Tallington, Portland House enjoys the best of country calm with quick connections to Stamford; perfectly placed for market strolls, boutique shopping and a spot of lunch.

Burghley House, Tallington Lakes, Rutland Water and several golf courses cater to the outdoor pursuits oriented close to home, while excellent educational options

include the renowned Stamford Endowed Schools, with further selection available in nearby Bourne and Oakham.

Commuters can head out and about with ease, with the A1 just three miles away and direct trains from Peterborough reaching London in under an hour, making this a home that balances rural ease with city access, perfectly.

## LOCAL DISTANCES

- Market Deeping 4 miles (9 minutes)
- Stamford 4.5 miles (10 minutes)
- Bourne 9 miles (18 minutes)
- Peterborough 12 miles (24 minutes)
- Spalding 15 miles (26 minutes)





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