



# THE BLACK HOUSE

STAMFORD



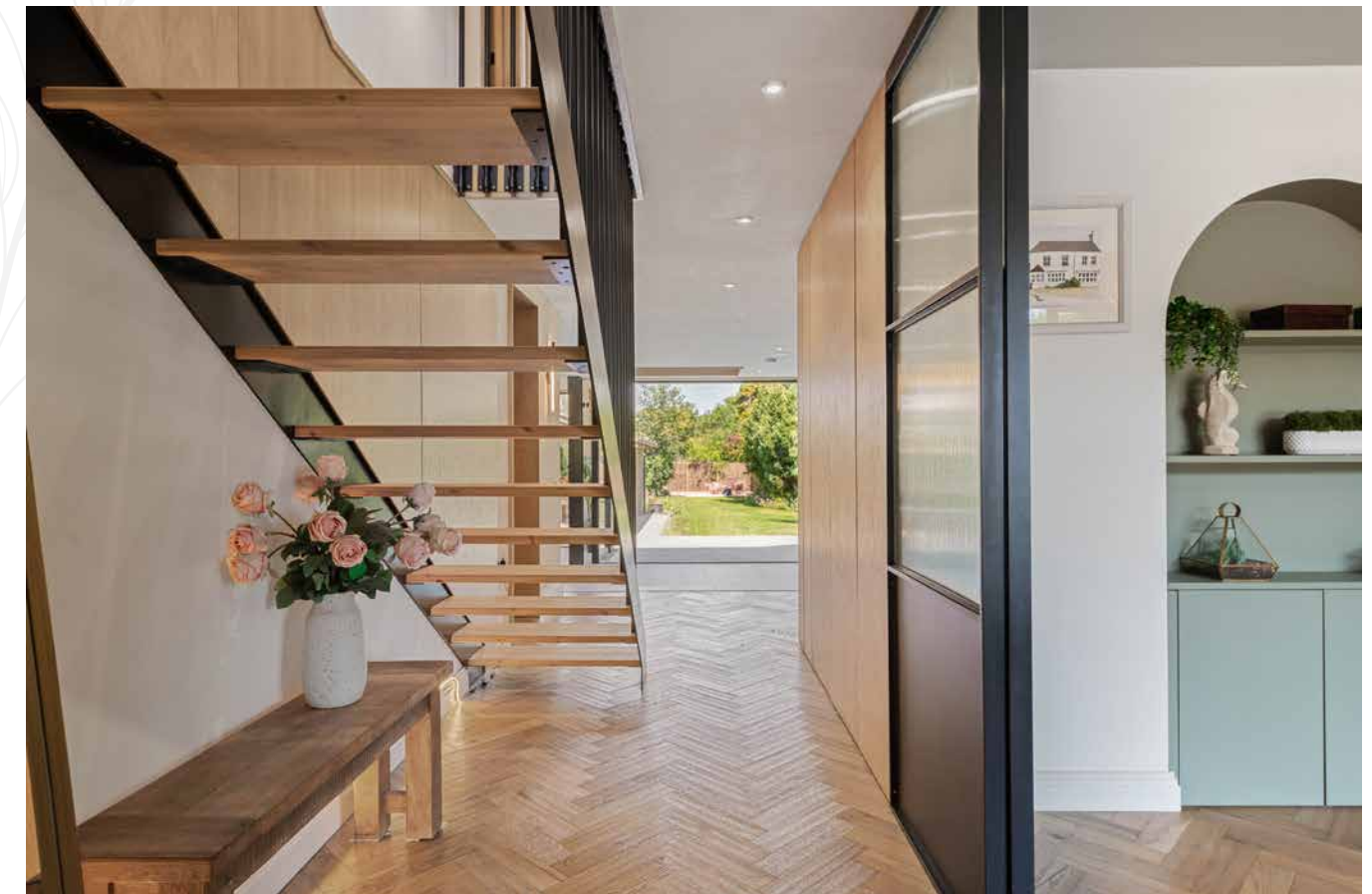




A striking, design-led home set over three meticulously planned floors, The Black House, in the heart of Stamford, is a modern sanctuary offering exceptional space, sleek architecture and flexible living for contemporary lifestyles.

A handsome home from every angle, with its bold black cladding, dramatic twin-gables soaring upwards, expansive glazing and green roofscape, this standout home blends urban edge with warm, natural accents, making a confident first impression. Inside, light-filled interiors, luxury finishes, and versatile spaces invite both relaxed family life and stylish entertaining.

Built in the 1940s and transformed through a full-scale renovation in 2024, The Black House doesn't just stand out, it rewrites the rules of modern design.



## Make...an entrance

Step inside and a gallery-like entrance hallway unfolds. Oak parquet in herringbone draws the eye toward the garden beyond the panoramic sliding doors ahead, while the bespoke, black steel staircase slices through the space like art.



# Make... a meal of it

Beyond the entrance hall is where The Black House dares to go further. Step down into the kitchen and everything shifts: the light, the levels, the mood. Ahead, a sunken seating area with sofas sets the pace, positioning the garden at eye level and the skyline as art. This is architectural sleight of hand at its most subtle: seamless, cinematic and unsurpassed in its clarity.



A living wall breathes life into evening entertainment, situated above the dining table; a curated vertical garden with its own filtration system, anchoring the space in nature. Skylights funnel light through the ceiling while steel-framed sliders eradicate the border between indoor and outdoor living.

Stretching quietly along the rear wall on the right, the kitchen defers to the views, serving daily life without stealing the scene. Clad in matt-black, every integrated appliance aligns to enhance effortless living, from coffee machine to drinks fridge and everything in between. At its centre, the cool island is the perfect place for conversation and clinking glasses.

Underfoot, large-format porcelain tiles run from indoors to out, uniting the kitchen with the terrace in one fluid sweep, inviting effortless alfresco evening dining or measured summer mornings grounding with bare feet and coffee in the garden.

More than open plan living, The Black House is openness itself.

A home designed around impactful visuals, function is quietly woven throughout, with a cloakroom, alongside handy storage space and a fully fitted laundry room.



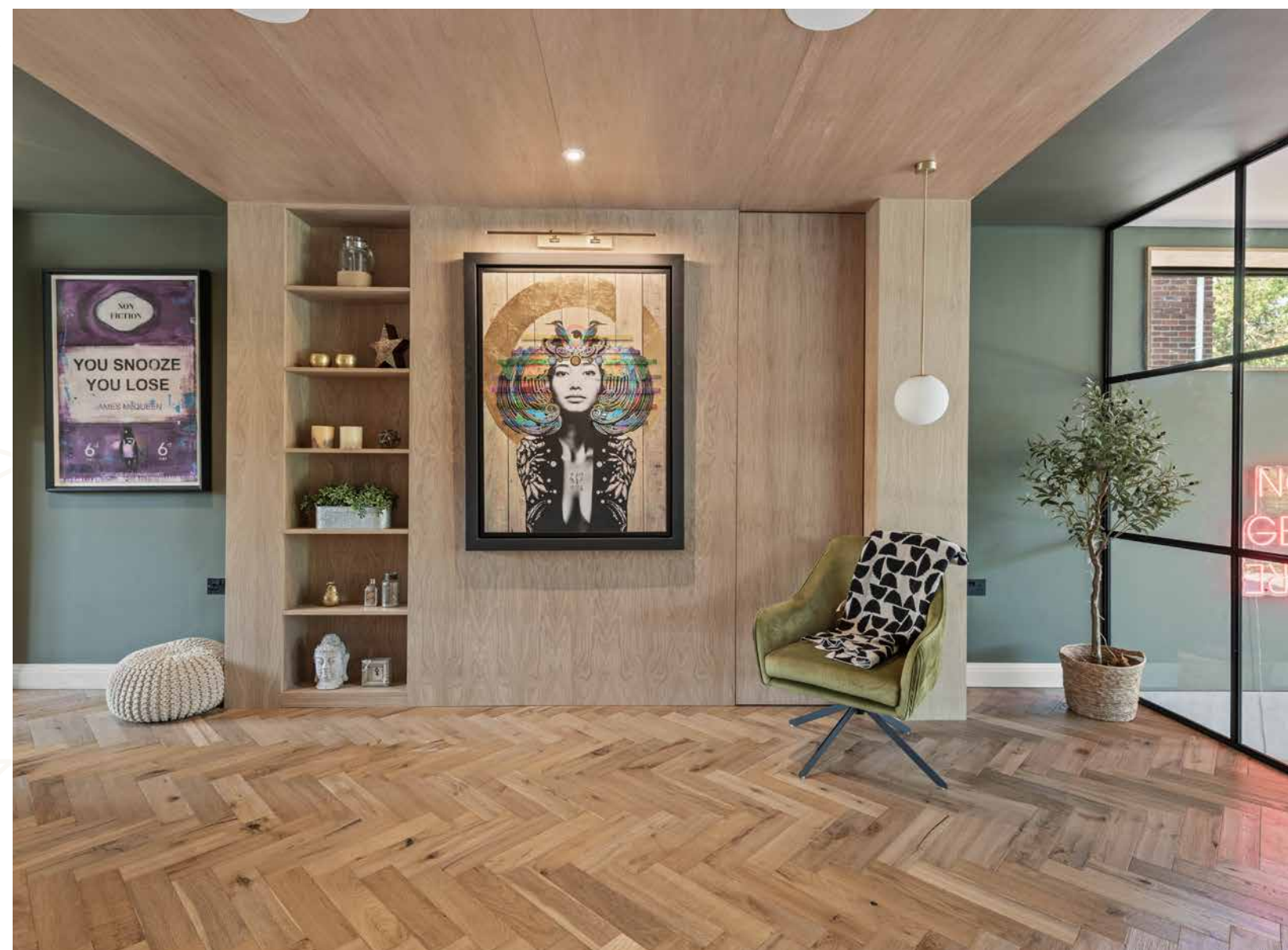




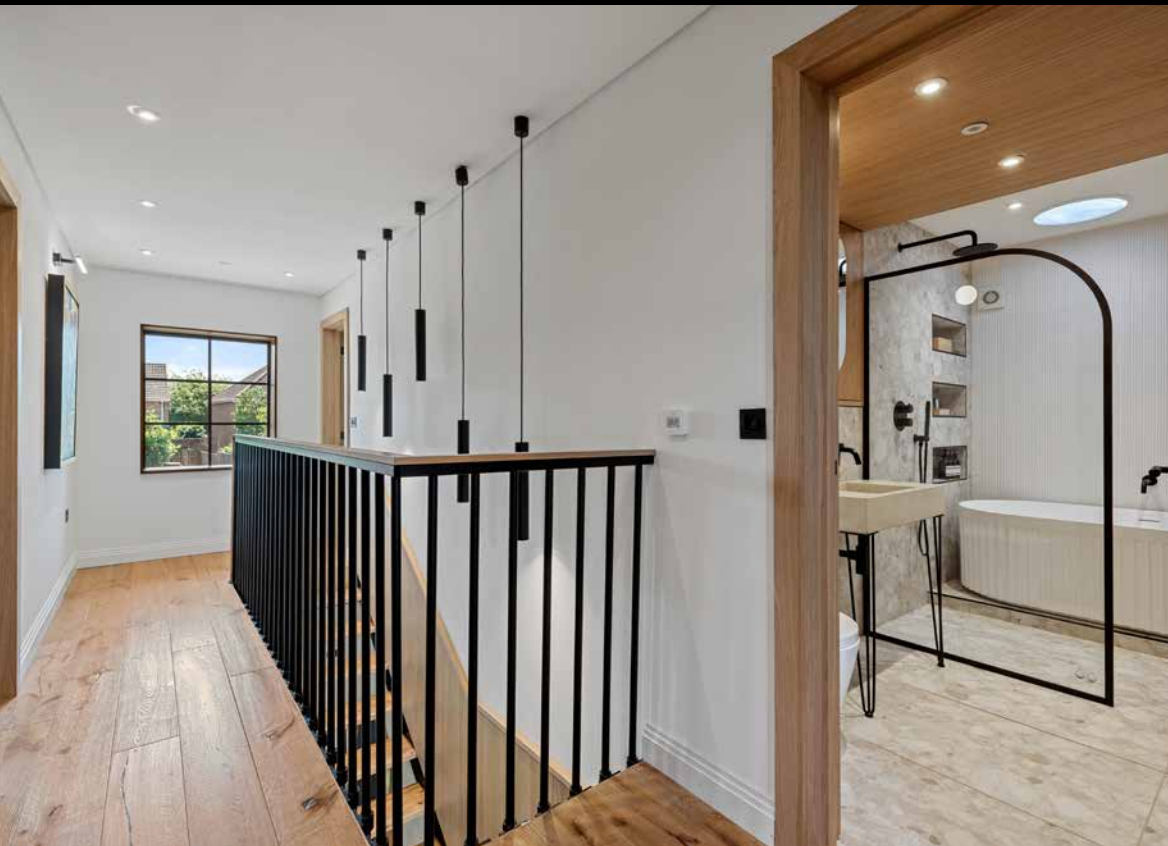
## Make... yourself at home

Custom made Crittal steel doors glide open to the snug on the right, where arched alcoves, built-in shelving and deep-toned cabinetry offer plenty of storage, while a picture window frames views out to the front. A versatile space, it could be used as a study, reading nook, or children's playroom. Underfloor heating flows throughout all levels for ambient warmth.

Snuggle up in the cocooning sitting room to the other side of the home, offering a cosy contrast to the clean-line expanses beyond. Deep green walls and a matching ceiling invite the outdoors in, grounded by oak parquet and softened by natural light flowing in through the broad, box-bay window to the front. Fitted shelving and lighting flow to the rear, where the room naturally evolves into a music room space. Framed by black Crittall-style glass, natural light streams through from the entertaining space and garden below and beyond.







## Make it... blissful

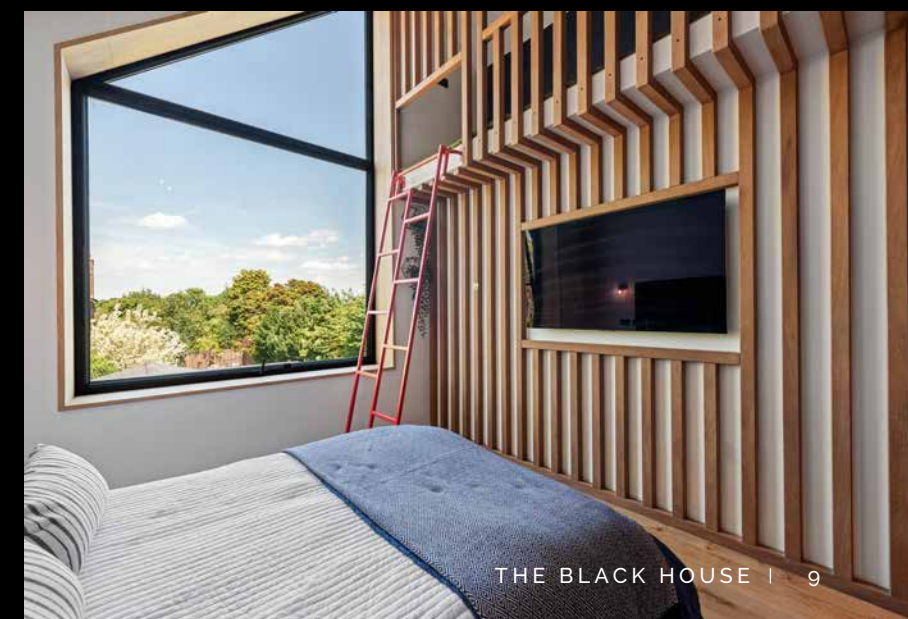
Upstairs, light from the large window to the front spills across the landing, where the first of four double bedrooms lies. With neutral walls and a green-washed ceiling, a peaceful ambience awaits.

A softly styled bedroom sits to the other side of the landing. Bathed in morning sun and dressed in muted sage and blush tones, the built-in wardrobes open to reveal a delightful surprise – a ladder leads up to a hidden den and playroom that connects to the bedroom to the rear. Imagine the hours of fun children could have!

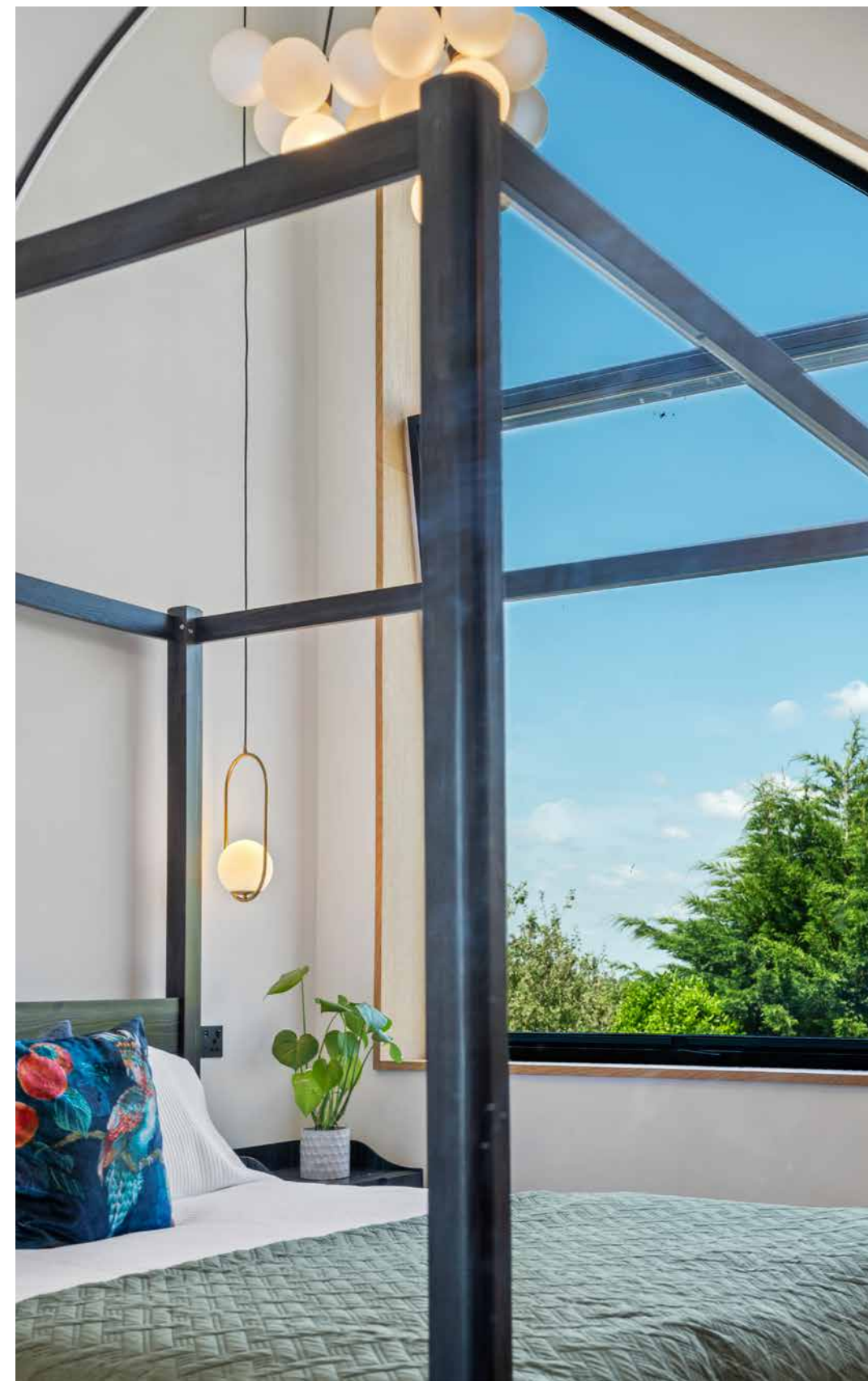
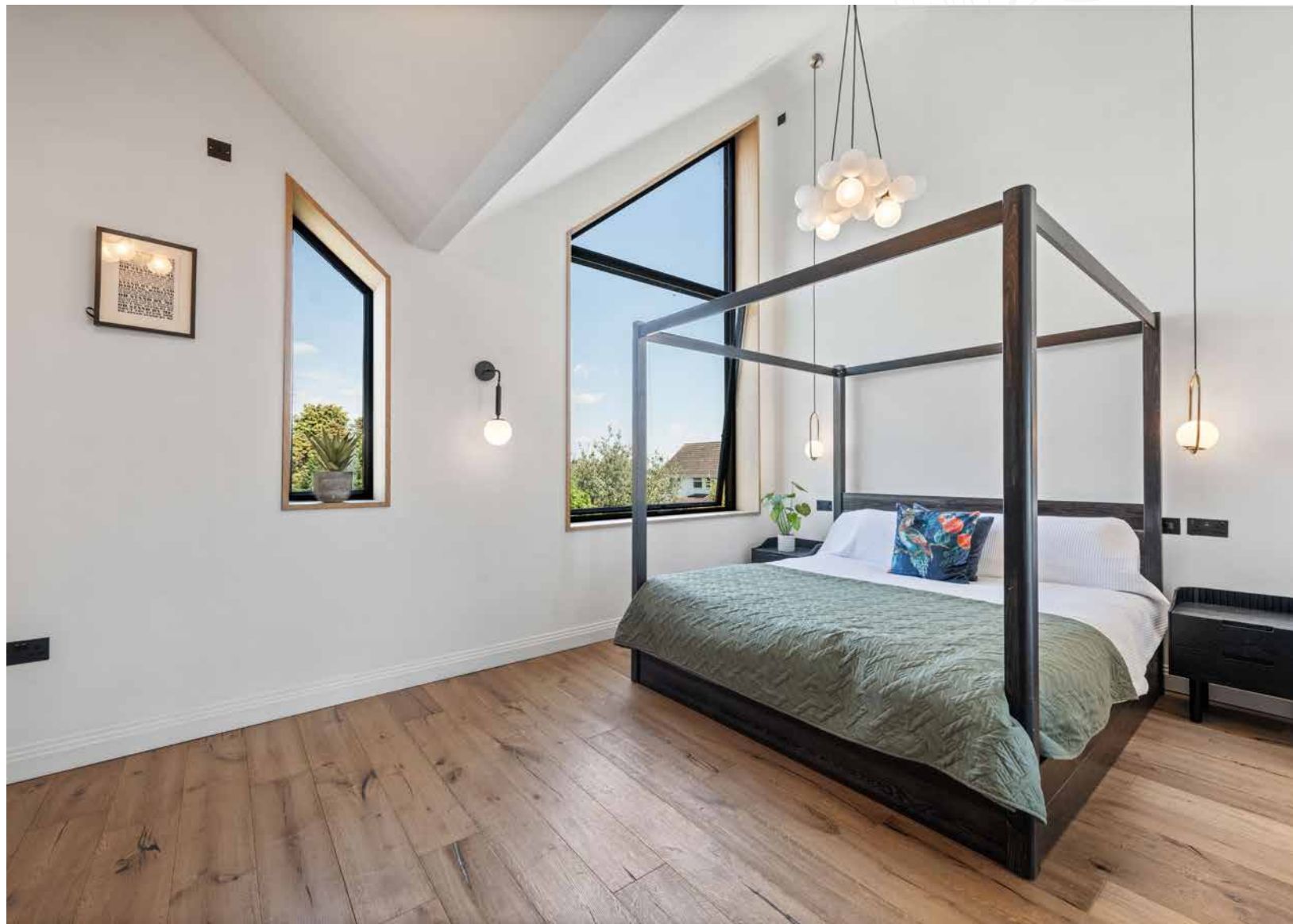
The third double bedroom rises beneath a vaulted ceiling, its vast picture window framing rooftops and treetops beyond. Oak slats stretch upward to the playroom above.

The family bathroom resonates with luxury. Behind a black Crittall-style screen awaits a wet-room shower with rainfall head and alcove shelving, before a fluted, freestanding Lusso bathtub. Pale porcelain tiles, a cast concrete sink and brushed steel accents balance raw texture with polish.

Along the landing, toward the front, a tucked-away study offers peace and privacy, furnished with a fitted desk and storage space.







## Make it... your sanctuary

The principal suite devotes itself to airiness and angles, with a soaring ceiling, full-height windows and ample space for the largest of beds.

Dedicated storage awaits in the dressing area, a double-height gallery of fluted storage housing shelving, open rails and all the space imaginable, where light streams in through a vast Velux above.

Refresh and revive in the en suite, where twin cast-concrete wash basins in deep green sit beneath brushed brass fittings, while a vast Lusso walk-in shower extends under clean-lined tiles.







## Make it... for al fresco drinks

Slide open the glass doors and step out into the garden; a sun-soaked extension of the architecture beyond. Porcelain tiles continue seamlessly weaving the outdoors and in as one, leading out toward a vaulted outdoor kitchen beneath timber eaves. Dine, unwind, and entertain in style, whether with wood-fired suppers, sundown drinks, or leisurely lunches that slip into dusk.

Begin the day with a morning plunge into the sculptural Lusso ice bath. Not simply a sanctuary for grown-ups, children have plenty of flat lawn to play on, bordered by planting and met by a further terrace and garden shed at the far end.

### *What we love*

A striking home, yet grounded in its purpose, The Black House pairs bold architecture with everyday ease. Designed not to impress, but to embrace, The Black House puts garden views at its heart, layers in smart storage, and flows with family functionality. A contemporary home that leads with lifestyle, The Black House never forgets to feel like home.





The Finer Details

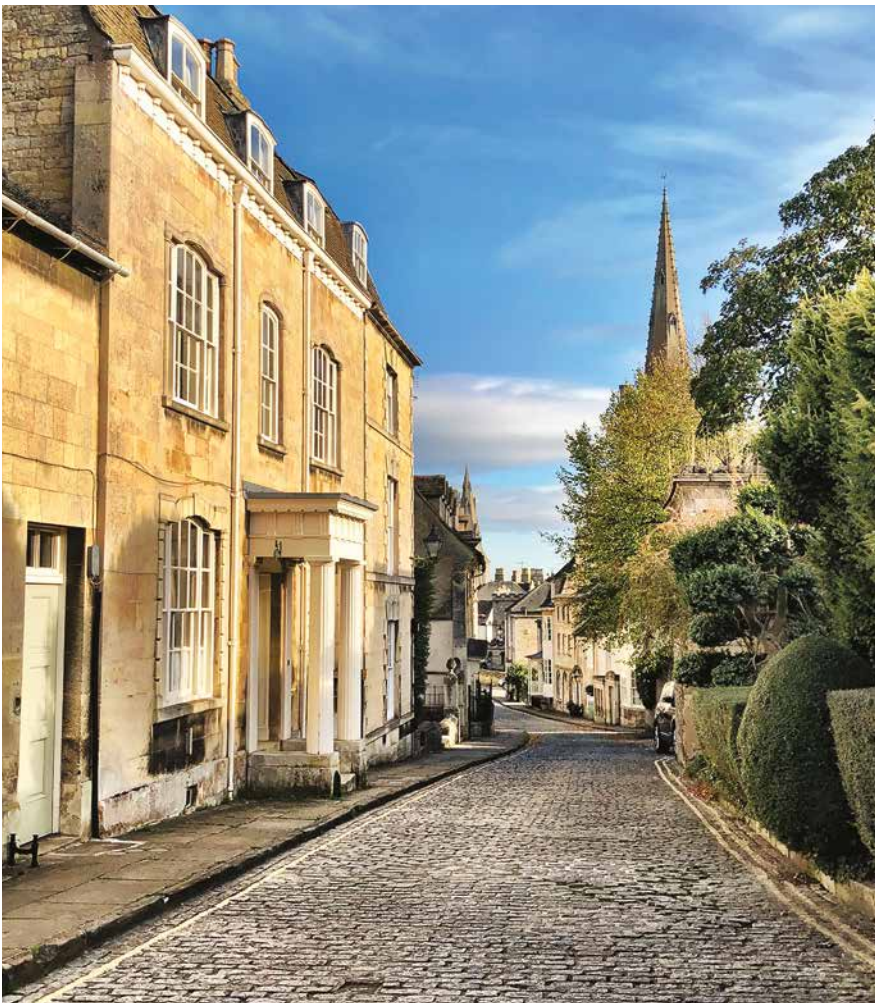
Freehold  
Detached  
Constructed 1940s, fully renovated  
and extended 2024  
Plot approx. 0.25 acre

Gas central heating  
Mains electricity, water and sewage  
South Kesteven District Council,  
tax band F  
EPC rating C

Ground Floor: approx. 157.2 sq. metres (1,692.2 sq. feet)  
First Floor: approx. 106.4 sq. metres (1,145.6 sq. feet)  
Second Floor: approx. 10.3 sq. metres (110.7 sq. feet)  
Total Home: approx. 273.9 sq. metres (2,948.5 sq. feet)



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Explore from the door

Centrally situated, within five minutes' walk of The Black House, 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 School.

Take a turn about the Elizabethan cobbles, stroll along the river and peruse independent boutiques, cafes 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

- Oakham** 11 miles (17 minutes)
- Uppingham** 12 miles (20 minutes)
- Peterborough** 15 miles (21 minutes)
- Oundle** 15 miles (25 minutes)
- Grantham** 23 miles (29 minutes)







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