



Church Street Ryhall, PE9 4HR

Constructed in a conventional Georgian style, 'Chartham' is a 5 bedroom stone-built former vicarage in the Rutland Village of Ryhall. The property dates back to the 1870s (despite its façade) and boasts generous accommodation brimming with interesting period features all set within a secluded plot with a southerly aspect looking into the 0.5 acre gardens with ample lawned areas as well as mature borders, trees and shrubs.

£3,250 PCM

Church Street

Stamford, PE9 4HR



- Imposing Former Rectory Building
- Situated in Central Ryhall just 2 Miles from Stamford Town
- 5 Double Bedrooms
- 4 Reception Rooms
- 3 Bath/Shower Rooms
- Set in generous landscaped gardens of approximately 0.5 Acres
- Triple Garage
- Available End of June 2024
- EPC Rating D
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

Living Room

18'8 x 15'11 (5.69m x 4.85m)

Drawing Room

15'9 x 15'11 (4.80m x 4.85m)

Dining Room

16'1 x 12'2 (4.90m x 3.71m)

Kitchen/Breakfast Room

17'5 x 12'8 (5.31m x 3.86m)

Study

12'4 x 8'8 (3.76m x 2.64m)

Utility Room

Rear Lobby

WC

First Floor Landing

Bedroom 1

15'9 x 15'9 (4.80m x 4.80m)

Bedroom 2

15'9 x 11'10 (4.80m x 3.61m)

Bedroom 3

14'5 x 12'2 (4.39m x 3.71m)

Bedroom 4

11'10 x 12'2 (3.61m x 3.71m)

En Suite Shower Room

Bathroom

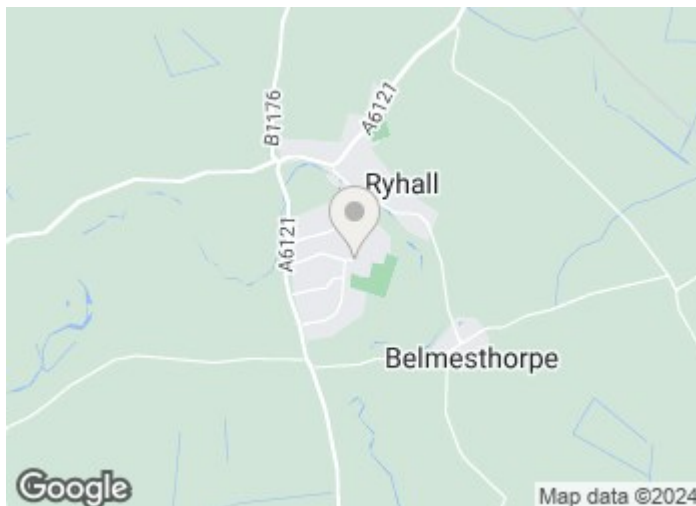
Second Floor Landing

Bedroom 5

14'9 x 14'1 (4.50m x 4.29m)

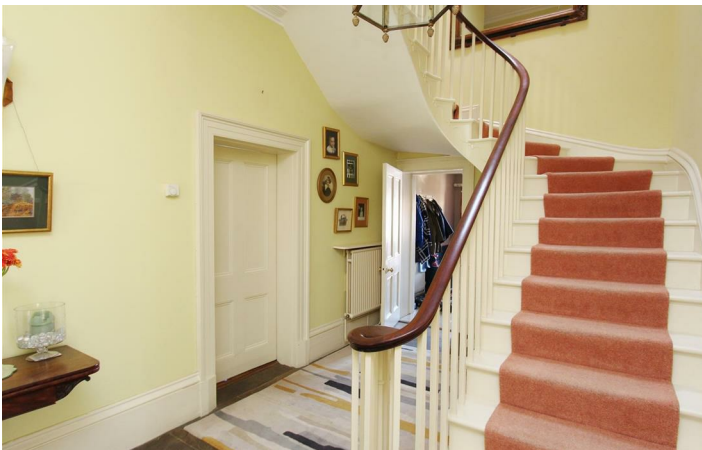
Triple Garage

Extensive Gardens

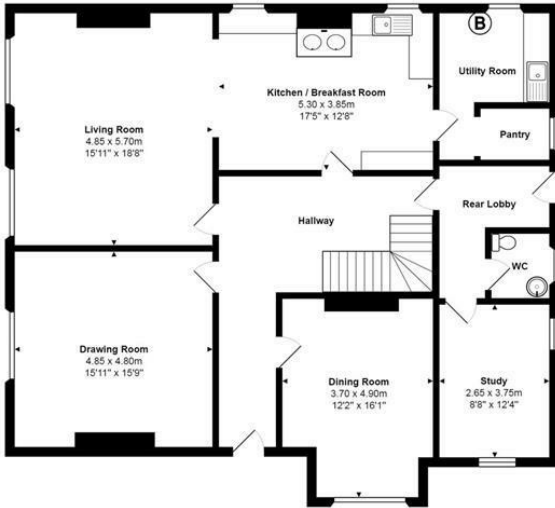


Directions

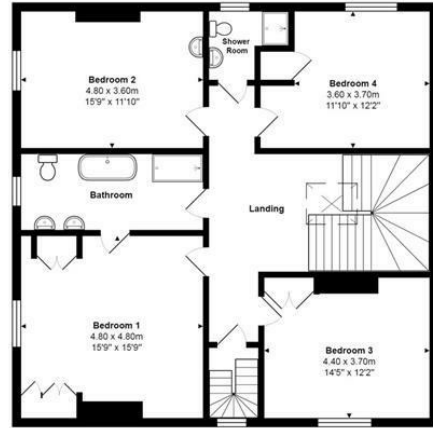
Please use post code PE9 4HR for Sa-Nav assistance



Floor Plan



Church Street, Ryhall (Ground Floor)
Total Area: 144.0 m² ... 1550 ft²
All measurements are approximate and for display purposes only



Church Street, Ryhall (First Floor)
Total Area: 115.6 m² ... 1244 ft²
All measurements are approximate and for display purposes only



Church Street, Ryhall (Second Floor)
Total Area: 35.1 m² ... 378 ft²
All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	